

**PARK PLACE VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL ASSESSMENT MEETING**

Monday May 16th , 2022 at 2PM.

Call the meeting to order- Steve Van Duzer called the meeting to order at 2PM.

Proof of Notice- The agenda was posted at the pool, mailed to all residents, and posted on the website 14 days in advance.

Determination of a quorum- A quorum was established with Five board members present: President, Steve Van Duzer via zoom, Treasurer Glenn Martin via zoom, Secretary Jeannette Watling Mills, Director Scott Thompson and Director Johnnie Powell. Also, present was Brian Rivenbark of Sunstate Management via Zoom video conference.

New Business-

- **Rescind previous vote to award roofing contract to Colonial:** Steve reported that a lower bid was received by Advanced roofing after the contract was awarded to Colonial by vote. The Colonial contract was not executed. **A MOTION** was made by Scott and seconded by Glenn to rescind the vote that awarded the contract to Colonial Roofing. **MOTION passed unanimously**
- **Discussion and Vote on approving contractor Advanced Roofing:**
A MOTION was made by Scott and seconded by Jeannette to approve the roofing contract to Advanced Roofing for the roof replacement. **MOTION passed unanimously**
- **Discussion and Vote on special assessment \$900,000 For Roof Replacement:** Steve reported that with all of the expenses such as the roof contract, supplemental strapping, skylights and misc. issues that may arise. **A MOTION** was made by and seconded by to approve the roof replacement in the amount of \$900,000 total and \$30,000 per unit. **MOTION passed unanimously**
Glenn stated that Advanced Roofing will need a down payment draw for the materials in October. Glenn opened discussion on what type of payment plan needs to be associated with the special assessment.
Jeanette stated that since this is going to be due in October, she proposed to send on invoice for \$30,000 due in October 1st Glenn agreed with Jeannette. Discussion followed
A MOTION was made by Glenn and seconded by Scott to approve the roof replacement in the amount of \$900,000 total and \$30,000 per unit and have the Special Assessment payable in October 1st pending the construction loan. **MOTION passed unanimously**
Discussion followed with the membership regarding the special assessment.

Next Meeting Date- The next meeting is scheduled for

Adjournment- With no further business to discuss, the meeting was adjourned at 2:45

Respectively Submitted,

Brian Rivenbark, CAM
For the Board of Directors