

PARK PLACE WEST ASSOCIATION INC
BOARD OF DIRECTORS MEETING
January 26, 2024
Location: Park Place West Pool House

MEETING MINUTES – 1/26/24

Attendees

Board members present were Rick Burnham, President; Frank Trevisani, Vice President; Ellen Candeloro, Treasurer; Andrew Oliver, Secretary; Charles Kerwood, Director. In addition, 14 owners were present in person and 2 via Microsoft teams. Newell Property Manager, Linda Costello, was also present.

Call to Order

Rick Burnham called the meeting to order at 1:00 P.M. and announced that a quorum of the Board was present with all 5 members in attendance.

Proof of Notice

Notice of the meeting had been posted 48 hours before the meeting in accordance with Florida Statutes.

Approval of Prior Meeting Minutes

Frank Trevisani made a motion to approve the November 20, 2023, Board Meeting Minutes. Seconded by Charlie Kerwood and unanimously approved.

Ratification of approvals since last meeting

Rick Burnham reported that 4 members of the Board had reviewed the plans for the lanai at 1148, including the extension into the easement. Frank Trevisani made a motion to approve the plans, Andrew Oliver seconded and all unanimously approved.

Reports of Officers:

President – Rick Burnham reported that 16 houses had been painted recently and it was agreed that the schedule for next year would be posted on the owners' section of the website.

Treasurer – Ellen Candeloro reported that expenses and revenue were in line with budget in 2023. She also recommended the Attorney now be engaged for the \$4K funds that the GIB never received, and Sentry has not responded to. Linda Costello reported that 5 owners had not paid their January assessment, possibly as a result of changing to the new management company.

Secretary – Andrew Oliver reported on the website and eblast and said that the User Name and Password for the Owners' section would be sent to all, rather than waiting for owners to register individually.

Reports of Committees:

Architectural Review – Don Hendrickson reported that the Bell's ARC went through at 1148 and the Patalano's landscaping was also approved.

Finance – Charlie Kerwood reported that with the move to Newell, the bank accounts at Finemark and the investment account at Vanguard had all been closed.

Vote to establish Fining Committee

Lind Costello reported that letters had been sent to owners who were not in compliance and that they had until the end of January to comply. Some owners had reported that power washing their older driveways did not always produce a very good result. Frank Trevisani suggested that the Board should set standards.

Andrew Oliver made a motion to establish a Fining Committee. Seconded by Frank Trevisani, and unanimously approved. The next step is to identify willing volunteers and have the Board appoint them at the next Board meeting.

GIB report

Andrew Oliver, as Treasurer of the GIB, gave a brief overview of the functions of the GIB. He reported that the savings of some \$90,000 from not having the Gate staffed after Ian were more than offset by about \$155,000 of Hurricane-related expenses, largely related to repairing the gatehouse, replacing the wiring and sprinkler system, and replacing most of the plants on the island. The total costs were less than the increase in reserves for the year, meaning that the GIB ended the year in a stronger financial situation than it began, with most of the infrastructure updated, and all done without a special assessment.

Old Business:

Charlie Kerwood reported that he was in the process of contacting North Collier Fire Department to schedule a combined defibrillator and CPR training session. Once dates are set, they will be emailed to owners. Defibrillator training sessions will cost \$55 and a minimum of 10 owners is required.

New Business:

A letter to the Board from Ian Cocklin was discussed. Charlie Kerwood made a motion not to support going to the GIB on behalf of Mr. Cocklin. Frank Trevisani seconded the motion and the vote in favor was 4-1, with Ellen Candeloro voting against the motion.

Dates for Board Meetings for 2024

In addition to the Annual Meeting on February 29, Board meetings were scheduled for March 14 at 2 pm and April 10 at 2 pm.

Adjournment

There being no further business to discuss, Charlie Kerwood made a motion to adjourn the meeting at 2 pm. Seconded by Rick Burnham and unanimously approved.