

**PARK PLACE WEST ASSOCIATION INC**  
**BOARD OF DIRECTORS MEETING**  
**February 5, 2024**  
**Location: Park Place West Pool House**

**APPROVED MEETING MINUTES**

**Attendees**

Board members present were Rick Burnham, President; Frank Trevisani, Vice President; Ellen Candeloro, Treasurer; Andrew Oliver, Secretary. In addition, 16 owners were present in person or via Microsoft teams. Newell Property Manager, Linda Costello, was also present.

**Call to Order**

Rick Burnham called the meeting to order at 3:00 P.M. and announced that a quorum of the Board was present with 4 of 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 January 26, 2024, Board Meeting Minutes. Seconded by Ellen Candeloro, and unanimously approved.

**Fine Process**

Linda Costello reported on the fining process as follows:

1. The Board recommends a fine or fines.
2. Linda then contacts the Fining Committee to set up a date and time for the hearing.
3. Linda writes to the owner informing them of the date, time, and place, reason for the fine and recommended amount, and that they are welcome to attend.
4. The Fining Committee is the sole determinant of whether to fine and, if so, whether the Board recommended fine will be upheld, modified, or dismissed.
5. The Board is then informed, and Linda sends a letter to the owner with the outcome.

**Approve Volunteer owners to the Fining Committee**

Rich Matthews, Carol Rosenblatt and Bart Ludeke volunteered to be on the Fine Committee and the Board accepted.

**Board of Directors Fine Recommendations**

- Rick Burnham made a motion to fine the owner of unit 1237 \$500 for continually parking the vehicle in the driveway versus storing it in the garage. Seconded by Frank Trevisani and unanimously approved.
- Andrew Oliver made a motion to fine the owner of 1187 \$500 for parking the commercial vehicle in the driveway without covering the lettering. Seconded by Frank Trevisani and unanimously approved.
- Linda Costello will schedule the first Fine Committee with the required 14-day advanced notice.
- The Board also discussed sending letters to unit 1233 for leaving the vehicle in the driveway and not putting it in the garage, and 1151 for leasing their unit without providing the rental application.

**Adjournment**

There being no further business to discuss, Rick Burnham made a motion to adjourn the meeting at 4:00 pm. Seconded by Ellen Candeloro and unanimously approved.