

Plaza View Condominium Apartments Inc., Unit V
Board of Directors Meeting
3100 Harbor Blvd, Port Charlotte, FL 33952
May 12, 2026, at 1:30pm

Call to Order

Meeting was called to order by Bill Perrault at 1:32pm

Board Members in attendance

Bill Perrault

Lynn Rickman

Barbara Wilson

Chuck Horne

Board Members absent

Gabriel Alicea, with regret

Management present

Valerie Troxell

Association Members Present

Steven Mealy

John Celeste

Approval of Minutes for April 14, 2026

Minutes were read by Valerie Troxell. Lynn Rickman moved to approve the minutes for April 14, 2026, second by Chuck Horne. Motion carried by unanimous vote.

President's Address

- Bill Perrault announced the Heritage Insurance Appraisal Award has been received.

Final payment amount	\$948,162.01
Attorney fees	\$74,876.16
Garrett Claims Group	\$94,816.2
Final Award	\$778,469.65 (in addition to the prior amounts received on 4/6/2023, 4/10/2025 and 7/17/2025).

- Contract was signed with Kuykendall Roofing for the roof replacement. The notice of commencement has been filed with the county, and the down payment has been paid. Work will begin when the materials are ordered and arrive. Notice will be sent via email and the website before work begins.

Roof replacement \$316,00.00

- The board approved for the President to select the contractor for the removal of the carport/bollards.
- It will be a very busy time over the next few weeks with the roofing and carport/parking lot work. There will be vehicles, equipment and dumpsters on site. Things could be loud and dusty for a few weeks. It will be necessary to have the full cooperation of the owners and tenants during this time.

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Treasurers' Address

- The financial reports for April 2026 were presented by Lynn Rickman, Treasurer. Chuck Horne moved to accept the financial reports, second by Barbara Wilson. Motion carried by unanimous vote.

Management Address-None

Committee Reports-None

Old Business

- **Insurance-** See Presidents address
- **Roof-** See Presidents address

New Business

- **Change to Rules and Regulation-** Reviewed a proposed addition to the Rules and Regulations. A motion was made by Barbara Wilson to approve the addition to the Rules and Regulations, second by Lynn Rickman. Motion carried by unanimous vote.
- **Summer recess-** Bill Perrault proposed to take a summer recess from monthly board meetings for June, July and August with the understanding an emergency meeting could be called within two days' notice if something should arise that required Board approval. Motion by Lynn Rickman, second Chuck Horne. Board approved proposal by unanimous vote.

Unfinished Business

- No items discussed or acted on

Q&A

- None

Next Meeting Date

- September 8, 2026, at 1:30 pm in the office.

Adjournment

There being no further business to discuss, Lynn Rickman moved to adjourn the meeting, second by Barbara Wilson. Motion Carried by unanimous vote. Meeting adjourned at 2:40pm.

Respectfully submitted and certified by:

Valerie Troxell

Office Manager/Recording Secretary

On Behalf of the Board of Directors

Plaza View Condominium Apartments Inc., Unit V