Park Villas North Homeowners Association Regular Session Minutes

**CALL TO ORDER** With quorum established, the Regular Session of the Board of Directors of Park Villas North Association was called to order at 6:10 PM on Tuesday July 26, 2022 at Park Villas North Clubhouse and via Zoom Conference.

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| Directors present: | Daren Jaeger  Michael Bird  Raymond Henderson  Jenna Hazelton  Michael Danner | President  Vice President  Secretary  Treasurer  Member at Large |
| Directors Absent: None |
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Also present: Brianna Ardent and Molly Valles with Pernicano

Realty & Management, INC and 12 homeowners in person and 19 homeowners via Zoom.

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on July 26, 2022, to discuss delinquency and contracts.

**MEETING MINUTES:** The Board reviewed the May 24, 2022, Regular Session meeting minutes.

Upon a motion made by Daren Jaegar and seconded by Michael Bird and carried, the Board has tabled the May 24, 2022, regular session minutes upon further review.

**FINANCIAL REPORTS:**  The Board reviewed the June 2022 Financial Report, which reflects the following balances:

**Operating $178,931.73**

**Reserves $592,710.06**

**Account Receivable $51,646.59**

**Total Assets: $771,641.79**

Upon a motion made, seconded, and carried the Board has tabled the Financial Reports to invoices being processed after this report was generated.

**Delinquencies:**  Management reported that this are no new account due for filing a lien for non-payment of monthly assessments.

**REPORTS: Compliance Report:** The Board has reviewed and discussed the compliance report. No Board action required.

**Work Order Report:** The Board has reviewed and discussed the work. No Board action required.

**Landscape Committee: Landscape Report:** Homeowner, Linda Vanhuzum presented a report of concerns and findings regarding the landscape throughout the community including information from a phone call with Pacific Green. No Board action required.

**Financial Committee:** The Board discussed that they will be forming committees at the next meeting and instructed all owners to submit any and all nominations for committees one week prior to the next meeting, August 16, 2022.

**UNFINISHED BUSINESS: Architectural Application:** The Board reviewed and discussed the architectural application from 7986 Mission Center Court Unit F for the replacement of windows.

Upon a motion made, by Daren Jaeger and seconded by Michael Danner and carried the Board approved the architectural application from 7986 Mission Center Court Unit F for the replacement of windows.

**Balcony Inspection Report:** The Board reviewed and discussed the inspection report from A7 that list which balconies are posed as an immediate threat and need to be shored up for safety. The Board discussed the urgency on getting these balconies shored up until they receive bids for repairs that comply with SB326. No Board action required.

**Patrol Proposal:** The Board reviewed and discussed the proposal from Able Patrol & Guard for three security patrols daily seven days a week in the amount of $1,400 monthly. The Board table this motion until next meeting.

**Spike Strip Proposal:** The Board reviewed the Spike Strip replacement proposal from CPI in the amount of $12,975. The Board tabled the motion until more proposals can be reviewed.

**Newsletter Topics:** The Board discussed the newsletter for the community and tabled the topic and will review a draft at the next meeting.

**HOMEOWNER FORUM:** This time was set aside for homeowners in attendance to present their questions or concerns to the Board. Some of the topics discussed were maintenance concerns and landscape concerns, trash vendor and service, bulk items being dumped in dumpsters, Building 5/6 recyclable overflowing, and possible signage about proper disposal of trash.

**ADJOURNMENT** With no additional business to come before the Board, the Board adjourned the Regular Session at 7:27PM