



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 5:34 PM on Tuesday, January 25, 2022, via zoom.

Directors present:	Egon Salimusaj	President
	Danielle King	Secretary
	Justin Littrell	Treasurer
	Stephen Rosso	Vice President
	Ruth Hinckfuss	Member at Large

Directors Absent: NONE

Also present: Brianna Ardent and Ken Pernicano at Pernicano Realty and Management, INC and 44 homeowners

EXECUTIVE DISCLOSURE:

Management will disclose that the Board met in Executive Session on December 14, 2021, and January 18, 2022, to discuss contracts, delinquency, and legal matters.

MEETING MINUTES: The Board reviewed the December 16, 2021, Regular Session Minutes.

Upon a motion made by Justin Littrell, seconded by Danielle King the board approved the December 16, 2021, Regular Session Minutes.

FINANCIAL REPORTS: The Board reviewed the December 2021 Financial Report.

Operating:	\$80,072.71
Reserves:	\$523,288.43
Accounts Receivable:	\$61,186.87
Total Assets:	\$664,548.01

Upon a motion made by Justin Littrell, seconded by Ruth Hinckfuss and the Board approved the December 2021 financial report subject to the CPA's year end review.

Delinquencies: Management reported that there are two new accounts due for filing liens for non-payment of monthly assessments.

Upon a motion made by Justin Littrell, seconded by Danielle King the Board approved for the filing of a prelien and lien for APN 438.170.14.68 and APN 438.170.15.15.

MANAGEMENT REPORTS:

Action List: The Board reviewed the action list created by management.



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NEW/UNFINISHED BUSINESS:

Landscape Committee: The landscape committee went over the landscape walk with Pacific Green and discussed maintenance items regarding lighting around the community and the mailroom doors.

Newsletter Topics: The Board discussed newsletter topics for the upcoming newsletter.

Fountain Proposal: The Board reviewed a proposal submitted by Paradise Pond Services for a new pump at the front fountain in the amount of \$920.00.

Upon a motion made by Justin Littrell, seconded by Ruth Hinckfuss, the board approved the proposal submitted by Paradise Pond Services for a new pump at the front fountain in the amount of \$920.00.

Architectural Application: The Board reviewed two applications

- 7932 J patio enclosure
- 7986 D Laminate Flooring

Upon a motion made by Ruth Hinckfuss, seconded by Danielle King the board approved for the patio enclosure at 7932 J and denied the request for laminate flooring at 7986 D.

Ratify Pressure Regulator Proposal: The Board ratified the review of the proposal submitted by Straightline Plumbing to check each buildings pressure regulator on a rotating schedule in the amount of \$250.00 monthly.

Upon a motion made by Danielle King, seconded by Justin Littrell the board ratified the review of the proposal submitted by Straightline Plumbing to check each buildings pressure regulator on a rotating schedule in the amount of \$250.00 monthly.

Reimbursement Request: The Board reviewed a reimbursement submitted by the homeowners at 7958 D who had pipe leak inside the walls 10/7/2021 in the amount of \$705.00.

Upon a motion made by Ruth Hinckfuss, seconded by Danielle Smith the board approved the reimbursement request for the homeowners at 7958 D in the amount



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CPA Proposals: The Board reviewed the proposals submitted by Sonnenberg & Company, CPAs to perform the taxes for March 2021 in the amount of \$1,500 and March 2022 in the amount of \$1,500.

Upon a motion made by Justin Littrell and seconded by Ruth Hinckfuss, the board approved the proposals submitted by Sonnenberg & Company, CPAs to perform the taxes for March 2021 in the amount of \$1,500 and March 2022 in the amount of \$1,500.

Draft Budget: The Board reviewed the 2022-2023 draft budget with no increase in monthly assessments.

Upon a motion made by Justin Littrell, seconded by Danielle King, the board approved

NEXT MEETING: The next Regular Session Board Meeting will be held on March 22, 2022, at 5:00PM

ADJOURNMENT With no additional business to come before the Board, the Board adjourned the Regular Session at 7:39PM