

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 6:00 PM on Tuesday April 25, 2023, at Park Villas North Clubhouse and via Zoom Conference.

Directors present:	Daren Jaeger	President
	Michael Bird	Vice President
	Jenna Hazelton	Treasurer
	Michael Danner	Member at Large

Absent Director: Vacant- Secretary

Also present: Brianna Ardent with Pernicano Realty & Management, INC and fourteen homeowners present.

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on March 28, 2023, to discuss delinquency and contracts.

APPOINTMENT OF A

BOARD MEMBER: Due to a vacant position a motion was made by Jenna Hazelton and seconded by Michael Bird to nominate Maria Filippov to the Board of Directors.

MEETING MINUTES: The Board reviewed the February 28, 2023, Regular Session meeting minutes. Upon a motion made by Michael Bird, seconded Michael Danner and abstained by Maria Filippov, the Board has approved the February 28, 2023, Regular Session meeting minutes.

FINANCIAL REPORTS: The Board reviewed the February 2023 Financial Report, which reflects the following balances:

Operating	\$17,115.38
Reserves	\$684,548.66
Account Receivable	\$52,994.23
Special Assessment:	\$37,398.49
Total Assets:	\$792,056.76

Upon a motion made Jenna Hazelton seconded by Michael Bird and carried the Board accepted the February 2023 Financial reports subject to the year end CPAs review.

Delinquencies: Management reported that as of March 2023 there are two new accounts due for default.

APN: 438.170.14.68

APN: 438.170.15.15

Upon a motion made by Michael Bird, seconded by Michael Danner and carried the Board approved the two new accounts due for default.

REPORTS:

Management Report: The Board has reviewed and discussed the management report. No Board action.

Landscape Committee: Landscape Report: The Landscape committee gave a monthly update.

Financial Committee: The Financial committee gave a monthly update. No Board action.

Rules and Regulations: No updates from the committee. No Board action.

Maintenance Report: The Board has reviewed and discussed the maintenance report. No Board action.

UNFINISHED BUSINESS:

Architectural Application: The Board reviewed an architectural application for 7942 B for new windows.

Upon a motion made by Michael Bird and seconded by Michael Danner and carried the Board approved the window installation.

Vehicle Gate Proposal: The Board reviewed three proposals for the vehicle gates (cul de sac and behind shell)

- A garage door and gate store: North barrier - \$7,150.00
Cul De Sac- \$2,000.00
- Access Professional System: \$10,204.00
- House of Automation: North barrier \$6,675.00
Cul De Sac - \$2,980.00

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved for house of automation for the north barrier in the amount of \$6,675.00.

Termite Report: The Board reviewed a proposal from Dewey Pest Control for drywood termites at 7958 L in the amount of \$1,100.00.

Upon a motion made by Michael Bird, seconded by Jenna Hazleton and carried the Board approved Dewey Pest Control for drywood termites at 7958 L in the amount of \$1,100.00.

Water Heater- laundry room: The Board reviewed two proposal for the water heater in the laundry room #3 at 7944.

Padilla- \$11,499.00

California Plumbing- \$11,567.81

Upon a motion made by Jenna Hazleton and seconded by Michael Bird and carried the Board approved for Padilla plumbing to install a new water heater at the laundry room #3 in the amount of \$11,499.00.

Water Intrusion Policy: This discussion is tabled until the next meeting.

**HOMEOWNER FORUM:
ADJOURNMENT**

Homeowners had questions regarding financials and plumbing.

With no additional business to come before the Board, the Board adjourned the Regular Session at 6:45PM.