

# 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 5:04 PM on Tuesday October 25, 2022 at Park Villas North Clubhouse and via Zoom Conference.

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

Directors Absent: None

Also present: Brianna Ardent with Pernicano Realty & Management, INC and 29 homeowners present.

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on September 27, 2022, to discuss delinquency and contracts.

**MEETING MINUTES:** The Board reviewed the September 27, 2022, Regular Session meeting minutes.

Upon a motion made by Michael Bird, seconded Raymond Henderson and carried, the Board has approved the September 27, 2022 Regular Session minutes.

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

<b>Operating</b>	<b>\$187,634.03</b>
<b>Reserves</b>	<b>\$497,403.01</b>
<b>Account Receivable</b>	<b>\$49,720.14</b>
<b>Total Assets:</b>	<b>\$685,037.04</b>

Upon a motion made Michael Bird, seconded by Michael Danner, and carried the Board has approved the June and September 2022 Financial reports.

**Delinquencies:** Management reported that as of September 2022 there are no new accounts 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:** The Landscape committee gave a monthly update. There is no Board action at this time.

**Financial Committee:** The Financial committee have a monthly update. There is no Board action at this time.

**UNFINISHED BUSINESS:**

**Empire Works Contract Ratification:** Upon a motion made by Michael Bird, seconded by Jenna Hazelton and carried, the Board ratified the review of the Empire Works Contract for Emergency Deck Repairs in the amount of \$322,726.00.

**Establishment of Committees and Charter:** The Board established the Rules and Regulations committee as well as adding members to the Financial Committee.

**Ruled and Regulations Committee**

-Elizebeth Dodson, 3 no's and 2 yes's. Motion not passed

-Vicki Broughton, 4 yes's with Darren Jaeger abstaining. Motion passed.

-Renee Henderson, Motion unanimously passed with Raymond Henderson abstaining.

-Kyler Boeck - motion passed.

-Sharon Frank, Motion denied with Michael Bird abstaining.

**Financial Committee**

-Sue Kirk, 3 yes's with Motion passed with Michael Bird abstaining.

**Architectural Application:** The Board reviewed and discussed the architectural application from Homeowner at 7946 Mission Center Court Unit A to replace all windows and sliding glass doors.

Upon a motion made by Michael Bird, seconded Raymond Henderson, and carried the Board approved the architectural application from Homeowner at 7946 Mission Center Court Unit A to replace all windows and sliding glass doors.

**Emergency Special Assessment:** The Board reviewed and discussed the Emergency Special Assessment and read all the assessment amount per unit. The total needed for the emergency special assessment is 322742.73 for the SB326 balcony inspection where twenty-two balconies and stairs in immediate need of repair.

**HOMEOWNER FORUM:** Homeowners had questions regarding the special assessment and maintenance concerns.

**ADJOURNMENT** With no additional business to come before the Board, the Board adjourned the Regular Session at 7:10PM