

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 November 22, 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 20 homeowners present.

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on October 25, 2022, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the October 25, 2022, Regular Session meeting minutes.

Upon a motion made by Daren Jaeger, seconded Michael Bird and carried, the Board has approved the October 25, 2022, Regular Session meeting minutes.

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

Operating	\$117,328.54
Reserves	\$449,093.14
Account Receivable	\$48,536.76
Total Assets:	\$614,958.44

Upon a motion made Michael Bird, seconded by Daren Jaeger, and carried the Board has approved October 2022 Financial reports.

Delinquencies: Management reported that as of October 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:

Architectural Application: The Board reviewed and discussed the architectural application from Homeowner at 7972 Mission Center Court Unit B to replace all windows and sliding glass doors.

Upon a motion made by Michael Bird, seconded Jenna Hazelton, and carried the Board denies the architectural application from Homeowner at 7972 Mission Center Court Unit B to replace all windows and sliding glass doors due to no supporting documentation.

Gutter Proposals: The Board reviewed and discussed proposals for gutter and roof cleaning, Antis Roofing in the amount of \$49,979.00 and Smith Roofing in the amount of \$8,500.00

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried, the Board approves the Smith Roofing proposal for rood and gutter cleaning in the amount of \$8,500.00.

Stucco Survey Proposal: The Board reviewed and discussed a proposal from Rarefied to test and survey the exterior of the buildings throughout the community in the amount of \$3,392.00

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried. The Board approves the proposal from Rarefied to test and survey the exterior of the buildings throughout the community in the amount of \$3,392.00

SB326 – Discussion and Update: At this time the Board discussed any SB326 Updates. No Board action at this time.

Meeting Schedule: Due to the meeting date landing close to the holiday, the Board has decided that the December meeting will be on Tuesday December 20, 2022.

Newsletter Topics: The Board discussed the topic of a newsletter but after further discussion the newsletter is tabled at this time due to the Website being the most up to date source of information.

HOMEOWNER FORUM: Homeowners had questions regarding tree roots, flooring concerns, and communication concerns.

ADJOURNMENT With no additional business to come before the Board, the Board adjourned the Regular Session at 6:58pm