

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 5:30 PM on Tuesday December 20, 2022 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: Raymond Henderson	Secretary

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

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on November 22, 2022, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the November 22, 2022, Regular Session meeting minutes.

Upon a motion made by Michael Bird, seconded Michael Danner and carried, the Board has approved the November 22, 2022, Regular Session meeting minutes.

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

Operating	\$173,414.57
Reserves	\$441,280.76
Account Receivable	\$48,537.91
Total Assets:	\$614,695.33

Upon a motion made Jenna Hazelton. seconded by Daren Jaeger and carried the Board has approved November 2022 Financial reports.

Delinquencies: Management reported that as of November 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.

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: None at this time.

Environmental Survey: The Board reviewed the environmental survey completed by Rarefied Air Environmental. This report has been provided to Empire Works for SB326.

SB326 – Discussion and Update: Management is working on getting signatures from one owner in each of the buildings for permitting purposes. No Board action required.

HOMEOWNER FORUM:

Homeowners had questions regarding warranty concerns, annual meeting scheduled, and ivy on buildings.

ADJOURNMENT

With no additional business to come before the Board, the Board adjourned the Regular Session at 6:23pm