

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 February 28, 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
	Raymond Henderson	Secretary

Absent Director: None

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

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

MEETING MINUTES: The Board reviewed the January 24, 2023, Regular Session meeting minutes. Upon a motion made by Daren Jaeger, seconded Michael Bird and carried, the Board has approved the January 24, 2023, Regular Session meeting minutes.

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

Operating	\$160,804.48
Reserves	\$641,334.08
Account Receivable	\$51,527.50
Special Assessment:	\$70,314.40
Total Assets:	\$802,138.56

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

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

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

The Board tabled the proposal for work at buildings 7940-50 for removal of existing material in the amount of \$3,412.31.

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

Rules and Regulations: The Board has reviewed and discussed the management report. No Board action.

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

UNFINISHED BUSINESS:

Architectural Application: None at this time.

2023 Draft Budget Review: The Board reviewed 2023-2024 draft budget prepared by management. The Board has approved to increase by monthly assessment to 15%. Upon a motion made by Michael Bird and seconded Michael Danner. Raymond Henderson opposed. The Board has approved the 2023-2024 budget as prepared by management with a 15% increase of monthly assessments.

Draft Reserve Study: The Board reviewed the draft reserve study submitted by Sonnenberg & Company, CPAs. Upon a motion made Michael Bird and seconded by Jenna Hazelton and carried the Board approved the draft reserve study prepared by Sonnenberg & Company CPAs.

Spectrum Proposal: The Board reviewed the spectrum proposal for an estimated monthly amount of \$14,800 which includes internet and tv. The per unit rate is \$54.98. Upon a motion made Michael Bird and seconded by Jenna Hazelton and carried the Board approved the new spectrum monthly amount of \$14,800.00.

Pool Proposal: The Board has reviewed and discussed the west pool proposal regarding the split drains. The Board tabled this motion until Michael Danner can review further.

Rules and Regulations Discussion: No Board action at this time.

Plumbing Proposals: No Board action at this time.

HOMEOWNER FORUM:

Homeowners had questions regarding financials and plumbing.

ADJOURNMENT

With no additional business to come before the Board, the Board adjourned the Regular Session at 7:00PM.