

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 September 27, 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 24 homeowners present.

EXECUTIVE SESSION: Management will disclose that the Board met in Executive Session on August 23, 2022, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the August 23, 2022, Regular Session meeting minutes.

Upon a motion made, seconded and carried, the Board has approved the August 23, 2022 Regular Session minutes.

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

Operating	\$169,359.24
Reserves	\$511,990.89
Account Receivable	\$46,385.40
Total Assets:	\$681,350.13

Upon a motion made, seconded, and carried the Board has approved the June and August 2022 Financial reports.

Delinquencies: Management reported that this are new account due for filing a lien for non-payment of monthly assessments. The Board ratified the review of APN 438.170.14.68 and 438.170.15.15 notice of default.

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:

Establish Rules & Regulations Committee: This time was set aside for Mike Bird to announce the new committee and accept nominations.

Ratify Water Heater: The Board ratified the review of the water heater installation at 7950 in the amount of \$9,254.16. Due to emergency this was approved via email.

Upon a motion made, seconded, and carried the Board ratified the review of the water heater installation at 7950 in the amount of \$9,254.16.

Ratify Dumpster Cleaning Proposal: The Board ratified the review of the proposal submitted by Dalila's Cleaning for the dumpster areas in the amount of \$260 monthly.

Upon a motion made, seconded, and carried the Board ratified the review of the proposal submitted by Dalila's Cleaning for the dumpster areas in the amount of \$260 monthly.

SB326 Proposal: The Board reviewed and discussed the proposals from three companies regarding the Emergency Deck Repairs for 22 balconies/stairs

Empire Works: \$322,726

PrimeCo: \$184,921.25

Rayco: \$175,334.00

Gutter Proposals: The Board reviewed gutter proposal from Smith Roofing in the amount of \$8,500.00. The Board has tabled this item at this time.

Annual Meeting: The Board reviewed a proposal from HOA Elections in the amount of \$2,121.00 to preform the annual meeting. Upon a motion made, seconded, and carried the Board approved the HOA Elections in the amount of \$2,121.00.

Tree Proposals: The Board reviewed a proposal submitted by Western Tree Services for annual tree trimming in the amount of \$28,625.00.

Upon a motion made, seconded, and carried the Board approved a proposal submitted by Western Tree Services for annual tree trimming in the amount of \$28,625.00.

HOMEOWNER FORUM:

NONE

ADJOURNMENT

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