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 June 27, 2023, in the clubhouse and via zoom.

|  |  |  |
| --- | --- | --- |
| Directors present: | Michael BirdMaria FilippovJenna HazeltonMichael DannerDaren Jaeger Absent Director:  | PresidentVice PresidentTreasurerSecretaryMember at LargeNone |
|  |

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

**EXECUTIVE SESSION:** Management will disclose that the Board met in Executive Session on May 23, 2023 and June 6, 2023 to discuss delinquency and contracts.

**MEETING MINUTES:** The Board tabled the May 23, 2023 minutes until next meeting

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

**Operating $91,828.33**

 **Reserves $760,089.46**

**Account Receivable $59,480.81**

**Special Assessment: $16,844.48**

 **Total Assets: $851,917.79**

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

**Delinquencies:**  No delinquency report received by Ciceron Law. No Board action required at this time.

**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.

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

**Maintenance Report:** The Board appointed Maria Filippov as the committee chair.

**Rules and Regulations:** No updates from the committee. No Board action.

**UNFINISHED BUSINESS: Insurance Renewal:** The Board reviewed the insurance renewal from Farmers Insurance for $57,138 without umbrella insurance. The Board asked management to get a proposal for umbrella insurance.

Upon a motion made, seconded, and carried the Board approved a not to exceed of $63,000 for the total annual policy premium with umbrella insurance included. The Board total annual policy premium with umbrella insurance came to $63,171.00.

**Pool Furniture:** This discussion was tabled until next meeting.

**House of Automation:** The board ratified the review of a proposal submitted by house of automation for the vehicle gate in the amount of $4,281.94.

Upon a motion made by Michael Bird and seconded by Daren Jaeger and carried the Board ratified the approval of a proposal submitted by house of automation for the vehicle gate in the amount of $4,281.94.

**California Plumbing**: The Board ratified the review of a proposal submitted by California plumbing for water pressure regulators, hose bibs and recirculation lines at the property in the amount of $4,281.94.

Upon a motion made by Michael Bird, seconded by Jenna Hazelton and carried the Board ratified the approval of a proposal submitted by California plumbing for regulators and hoses at the property in the amount of $4,281.94.

**Western Tree**: The Board ratified the review of a proposal submitted by Western Tree for the trimming of trees throughout the property in the amount of $10,345.00.

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board ratified the approval of a proposal submitted by Western Tree for the trimming of trees throughout the property in the amount of $10,345.00.

**Bemus Landscape**: The Board ratified the review of a proposal submitted by Bemus Landscape for a monthly landscape contract in the amount of $5,685.00 to start August 1, 2023.

Upon a motion made by Jenna Hazelton, seconded by Maria Filippov and carried the Board ratified the approval of a proposal submitted by Bemus Landscape for a monthly landscape contract in the amount of $5,685.00 to start August 1, 2023. 30 Day Notice will be given to the current landscape company- Pacific Green Landscape.

**Carport Discussion**: Management is getting proposals for the carport. No Board action required at this time.

**HOMEOWNER FORUM:** Homeowners had questions regarding fountains and violations.

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