

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 July 25, 2023, in the clubhouse and via zoom.

Directors present:	Michael Bird	President
	Maria Filippov	Vice President
	Jenna Hazelton	Treasurer
	Michael Danner	Secretary
	Daren Jaeger	Member at Large
Absent Director:		None

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 June 27, 2023, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the May 23, 2023, June 6, 2023, and June 27, 2023, Regular Session meeting minutes.
Upon a motion made by Michael Bird, and seconded by Daren Jaeger and carried the Board approved the May 23, 2023, June 6, 2023, and June 27, 2023, regular session meeting minutes.

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

Operating	\$114,780.49
Reserves	\$773,508.60
Account Receivable	\$66,084.38
Special Assessment:	\$16,379.92
Total Assets:	\$888,289.09

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

The Board reviewed and discussed the current budget. No Board action at this time.

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

REPORTS:

Management Report: The Board discussed the management actions. No Board action.

Landscape Committee: Landscape Report: The Landscape committee gave a monthly update. No Board action.

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

Maintenance Report: The maintenance committee gave a monthly update. No Board action.

UNFINISHED BUSINESS:

Architectural Application: There were no applications to review.

Plumbing Proposals: The Board reviewed the pressure regulator check list and several proposals attached from California Plumbing.

Upon a motion made by Michael Bird and seconded by Michael Danner and Daren Jaeger abstained, the Board approved the laundry room #4 water heater installation in the amount of \$11,567.81 from California Plumbing.

Upon a motion made by Michael Bird and seconded by Michael Danner and carried the Board approved the installation of a regulator at the main pool house in the amount of \$698.76.

Water Intrusion Policy: The Board reviewed the water intrusion policy prepared by Ciceron Law.

Upon a motion made, by Michael Bird, seconded by Jenna Hazleton and carried the Board accepted the water intrusion policy.

Carport Proposals: The Board reviewed one proposal but tabled the motion until management receives additional proposals.

SB326 Update: Management reported that the permitting process is complete, and Empire Works will begin work around October 2023. Notices will be posted. No Board action required.

Trellis Discussion: The Board discussed the type of trellis they want to install.

Pool Furniture: This motion was tabled until the next meeting.

Hybrid Meeting: Management will get proposals with AV companies. This motion is tabled until the next meeting.

**HOMEOWNER FORUM:
ADJOURNMENT**

Homeowners had questions regarding fountains and violations.

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