

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 August 22, 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 6, 2023, and July 27, 2023, to discuss delinquency and contracts.

MEETING MINUTES: The Board reviewed the July 27, 2023, Regular Session meeting minutes. Upon a motion made by Michael Bird, and seconded by Maria Filippov and carried the Board approved the July 27, 2023, regular session meeting minutes.

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

Operating	\$89,464.91
Reserves	\$772,291.57
Account Receivable	\$69,783.86
Special Assessment:	\$15,689.81
Total Assets:	\$861,756.48

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

Delinquencies: The Board reviewed the delinquency report submitted by Ciceron Law. Two accounts are due for a pre-lien and lien.

APN- 438.170.14.39

APN- 438.170.14.71

Upon a motion made by Michael Bird, seconded by Maria Filippov and carried the Board approved the two accounts for a pre-lien and lien.

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 two applications to review.

7972 G submitted an application for window installation. Upon a motion made by Michael Bird and seconded by Maria Filippov and carried the Board approved the application for window installation.

7988 F submitted an architectural application for a new screen door. Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved conditionally pending the contractor's information.

Carport Proposal: The Board reviewed two proposals for the carport replacement at 7988.

DB Construction: \$55,361.00

Complete Property Improvements: \$22,590.00

Upon a motion made by Michael Bird, seconded by Daren Jaeger and carried the Board approved the carport replacement proposal from Complete Property Improvements in the amount of \$22,590.00.

Spa Proposal: The Board reviewed a proposal from pool surface 2000 in the amount of \$32,066. The Board tabled this motion until can be reviewed.

Vehicle Gate Barrier: The Board reviewed a proposal from A Garage Door and Gate Store with two options.

Option 1: replace wood arm in the amount of \$783.00.

Option 2: replace wood arm with a round aluminum arm in the amount of \$1,185.00.

Upon a motion made by Michael Bird, seconded by Maria Filippov and carried the Board approved option 2 for the round aluminum arm at gate 3 in the amount of \$1,185.00.

HOMEOWNER FORUM:

Homeowners had questions regarding landscaping and parking.

ADJOURNMENT

With no additional business to come before the Board, the Board adjourned the Regular Session at 6:49PM.