

**PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF THE EXECUTIVE SESSION**  
**November 18, 2010**

The President called the executive meeting to order at 6:45 p.m. on site in the clubhouse.  
The following Board members were present.

	<b>Elaine Hartnett</b>	<b>President</b>
<b>Absent</b>	<b>Cynthia Graham</b>	<b>Vice President</b>
	<b>Paul Van Deusen</b>	<b>Treasurer</b>
	<b>Jerry Fu</b>	<b>Member at Large</b>
	<b>Nancy Unfried</b>	<b>Secretary</b>

The President announced the reason for the meeting was:

1. To vote on initiating foreclosures.
2. Review and approve payment plans.
3. Discuss employee bonuses and pay increases.

The Board discussed the following units up for foreclosure action:

-438-170-15-59      -438-170-14-59

- Elaine Hartnett made a motion to approve the initiation of foreclosure for the above units, seconded by Paul Van Deusen. Motion passed unanimously. To be recorded in minutes of regular meeting.

Homeowner 231-02 submitted a payment plan to the Board to pay off delinquent assessments. After review the Board decided this was a reasonable and doable payment plan.

- Elaine Hartnett made a motion to approve the payment plan for the above unit, seconded by Jerry Fu. Motion passed unanimously.

A payment plan for delinquent assessments for 248-02 was worked out between homeowner and APS and was presented to the Board for final approval. The Board reviewed and agreed that this was a reasonable and doable payment plan.

- Elaine Hartnett made a motion to approve the payment plan for above unit, seconded by Paul Van Deusen. Motion passed unanimously.

Holiday bonuses for on site maintenance and gardening workers were discussed by the Board. Board proposed that since all on site workers had done such an outstanding job this past year, they should receive the following bonuses:

**On Site Maintenance Supervisor \$300.00**  
**On Site Maintenance Assistant \$100.00**  
**Gardening Supervisor \$200.00**  
**2 Gardeners \$100 each**

- Elaine Hartnett made a motion to pay the above bonuses, seconded by Paul Van Deusen. Motion carried unanimously.

Since on site maintenance workers had not received pay increases over the past 5 years and the work they do on a daily basis has helped save thousands of dollars to the Association especially during the special assessment when they helped keep costs down by performing many of the stairway porch and balcony upgrades, the Board proposed that they be given an increase as follows:

On Site Maintenance Supervisor increase of \$3 per hour

On Site Maintenance Assistant increase of \$2 per hour

- Elaine Hartnett made a motion to increase salary of on site supervisor by \$3 per hr. seconded by Nancy Unfried. Motion carried unanimously.
- Elaine Hartnett made a motion to increase salary of on site maintenance assistant by \$2 per hr. seconded by Jerry Fu. Motion carried unanimously.

Elaine Hartnett stated that increases would be effective December 1, 2010.

**ADJOURNMENT:** There being no further business to come before this meeting, the meeting was adjourned at 7:05 pm.

**APPROVAL:**

/Nancy Unfried

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Nancy Unfried, Secretary

Date:   1/20/11