

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
August 18, 2011

The President called the Meeting to order at 7:00p.m. on site in the clubhouse. The following Board members were present:

Elaine Hartnett	President
Cynthia Graham	Vice President
Paul Van Deusen	Treasurer
Jerry Fu	Member at Large
Nancy Unfried	Secretary

Brad Maroney, representing the management company, Howerton Management Services, was also in attendance. Two homeowners called to hearing did not appear. Howerton to follow up and if they have not complied will fine them.

OPEN FORUM:

Homeowner reported that he talked to city street repair and got them to fix cement around man hole covers. The Board thanked him for his efforts. Several homeowners were present and expressed concern over the security company and their poor response to calls especially with regard to late night issues in the pool areas. Management will invite security to the next meeting to discuss issues with the Board.

MINUTES:

- Elaine Hartnett, seconded by Paul Van Deusen, made a motion to approve the meeting minutes for July 2011 regular meeting. Motion carried unanimously.

The August newsletter was presented and reviewed.

- Elaine Hartnett made a motion to approve the newsletter, seconded by Nancy Unfried. Motion carried unanimously.

FINANCIAL REPORTS:

- After review and discussion, Elaine Hartnett, seconded by Jerry Fu, made a motion to approve the July financials. The motion passed unanimously.

COMMITTEE REPORTS:

Paul Van Deusen gave an update on the landscape. Cynthia Graham reported that to buy used pool furniture from her source would be too expensive and Board will continue to look for the right price.

NEW BUSINESS:

A proposal was presented from Michael Ehrenfeld Company for an increase in the fidelity insurance coverage to meet FHA requirements.

- Elaine Hartnett made a motion to ratify approval of the increased fidelity coverage, seconded by Paul Van Deusen. Motion carried unanimously.

Jerry Fu, who is moving to Virginia at the end of August submitted his resignation from the Board and stated even though he will be on the East Coast he will continue to monitor and update the web site on a monthly basis. Board thanked him for his service.

Board discussed removing brick around West Pool hot tub to eliminate the ability of users to climb over the wall after spa is locked for the night. Management will get bid on cost of this work and Board will further discuss at next meeting.

A water heater was replaced on an emergency basis in the 7948 building. The Board moved to ratify approval of the cost of the heater and the installation.

- Elaine Hartnett made a motion to approve the installation of the water heater for \$8,250.00, seconded by Paul Van Deusen. Motion carried unanimously.

Notice of the first phase of the parking lot repair will be posted on cars and in the mail room and the laundry room on August 20th.

DELINQUENCY: The Board discussed filing liens on the following units:

-53-04	\$1,510.85	-70-02	\$1,940.40
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- Elaine Hartnett made motion to proceed with lien actions, seconded by Cynthia Graham. Motion carried unanimously.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:00 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____