

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
September 15, 2011

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

Elaine Hartnett	President
Cynthia Graham	Vice President
Paul Van Deusen	Treasurer
Nancy Unfried	Secretary

Brad Maroney, representing the management company, Howerton Management Services, was also in attendance.

OPEN FORUM:

The Board met with Mike Buse, the supervisor of Able Patrol. Concerns were expressed with regard to dispatch's handling of calls regarding noise as well as people in the pool areas after hours. The Board made it clear to Able Patrol that in responding to calls from Park Villas North they expected the following: friendly, professional and helpful attitude and service from both the dispatcher on the phone and from security officer who responds to the call, quick response to all calls, and when approaching people in violation on site obtaining name and unit number so follow up violation letter can be written. Making sure that violators leave the area and that all pools and hot tubs are locked. Mike stated he will be working with his staff to make sure all calls are responded to correctly. Board will monitor of the coming months.

MINUTES:

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

FINANCIAL REPORTS:

- After review and discussion, Elaine Hartnett, seconded by Nancy Unfried, made a motion to approve the August financials. The motion passed unanimously.

COMMITTEE REPORTS:

Paul Van Deusen gave an update on the landscape. A bid was presented from Vitale Landscape to do additional landscape work as a result of walk through at a cost of \$1,496.66 including adding \$100 for Camillas and taking out \$198 for Hahn Ivy which is still being considered.

- Elaine Hartnett made a motion to accept Vitale's bid, seconded by Paul Van Deusen. Motion passed unanimously.

Western Tree Services presented a bid for \$325.00 to stabilize an olive tree that has become weakened with cables rather than remove it.

- Paul Van Deusen made a motion to accept Western's bid, seconded by Elaine Hartnett. Motion passed unanimously.

UNFINISHED BUSINESS:

The Board had voted previously to approve workers compensation policy and to ratify that decision in the meeting.

Elaine Hartnett made a motion to approve workers compensation coverage for \$606.00, seconded by Paul Van Deusen. Motion carried unanimously.

The Board had voted previously as an emergency measure to replace East Pool Pump at cost of \$1,183.00 and ratify that decision in the meeting.

- Elaine Hartnett made a motion to approve replacement of East Pool Pump, seconded by Nancy Unfried. Motion carried unanimously.

As a result of many complaints by residents around west pool, Roger Archer Construction presented a proposal to replace rebar fence sides at west pool Jacuzzi and lower brick columns to existing brick level on both sides of gate at the entrance to the west pool for security reasons at a cost of \$2,500.00.

- Elaine Hartnett made a motion to approve this proposal, seconded by Paul Van Deusen. Motion carried unanimously.

Board announced that notice of the second phase of the parking lot repair had been posted on September 6th on all cars and in the mail room and the laundry rooms. During this phase, cars will need to leave the parking lot and remain out over night so that slurry and striping and numbering can be done. Board members volunteered to help remind owners on morning of work so their cars will not be towed.

NEW BUSINESS:

A homeowner at 7956 unit H requested that a large fern hanging into his patio be removed since it was dropping a large amount of spores into his unit and severely affecting his allergies.

- Elaine Hartnett made a motion to approve the removal of the fern, seconded by Cynthia Graham. Motion carried unanimously.

A proposal was presented to remove and replace the four very old toilets at both pool bathrooms with low flow toilets that operate more efficiently at a cost of \$1,800.00.

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

Board discussed open board position left by resignation of Jerry Fu who has moved to the east coast and decided to reach out to responsible, knowledgeable owner in good standing who has an interest in working with present board to continue work of upgrading and maintaining Park Villas North. Potential candidates to come to next board meeting.

DELINQUENCY: The Board discussed the following unit which is now in foreclosure:

-101-03 \$382.16

- Since this amount is too small to pursue Elaine Hartnett made motion to try to collect directly from owner or write off past due balance, seconded by Paul Van Deusen. Motion carried unanimously. All other outstanding defaults were discussed and brought up to date.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 7:48 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____