

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.
MINUTES OF THE BOARD MEETING
November 17, 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
Nancy Unfried	Secretary
Ruth Hinckfuss	Member at Large

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

Prior to beginning of regular meeting and during hearing portion of meeting that started at 6:30 PM, the owner of 7950-C and Resident of 7950-H were present to discuss noise issues. After much discussion it was suggested that the noise that the owner of unit C is hearing could be a plumbing noise. It was suggested that a plumber look into the noise and what may be causing it.

OPEN FORUM:

There were complaints with regard to artificial snowman that was put up last year by unit 7976C. Homeowners requested that because of the loud noise from the pump and possible safety issues unit 7976C be asked to only put up lights on their balcony. Howerton will write letter.

MINUTES:

- Elaine Hartnett, seconded by Cynthia Graham, made a motion to approve the meeting minutes for October 2011 regular and executive meeting. Motion carried unanimously.

The newsletter was presented and review.

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

FINANCIAL REPORTS:

- After review and discussion with regard to using reserve money to make final payment for parking lot repairs and replacing those funds by making deposit to the Reserves at end of month, if possible, Elaine Hartnett, seconded by Cynthia Graham, made a motion to approve the October financials. The motion passed unanimously. Brad was asked to check with WedBush regarding establishing a procedure for moving funds from the Reserves into the Operating Account.

COMMITTEE REPORTS:

Paul Van Deusen gave an update on the landscape. Paul also announced that there would be a tree walk in January with the arborist to discuss the upcoming tree trimming schedule and identify the trees to be trimmed.

NEW BUSINESS:

A bid was presented to replace old corroding copper lines that are at risk of leaking in the 7960 and 7982 building for a cost of \$4,169.00.

- Elaine Hartnett made a motion to approve replacement of copper lines, seconded by Paul Van Deusen. Motion carried unanimously.

The Board discussed purchasing new pool furniture for both pools from Hauser's Patio Furniture. Several styles were reviewed and a sling style was selected. The Hauser's contract for \$11,088.00 was presented and proved to be less expensive and of higher quality than ordering from the Peachtree catalogue.

- Elaine Hartnett made a motion to approve the contract to purchase the new pool furniture in January for March delivery, seconded by Paul Van Deusen. Motion carried unanimously.

The Board discussed installing a new smoke station next to the mail room as the current one is not working properly.

- Elaine Hartnett made a motion to approve purchase of better smoke station, seconded by Cynthia Graham. Motion carried unanimously.
- The Board discussed awarding Holiday bonuses to hardworking onsite maintenance and gardening staff and Elaine Hartnett made a motion seconded by Paul Van Deusen to approve bonus amount of \$1100 to be divided amongst them. Motion carried unanimously.

The Board also agreed to take a break over the Holidays and not have a board meeting in December.

DELINQUENCY: N/A

ADJOURNMENT:

There being no further business to come before this meeting, the meeting was adjourned at 8:05 pm.

APPROVAL:

Nancy Unfried, Secretary

Date: _____