

NORTHVIEW HOMEOWNERS ASSOCIATION INC.
Board of Directors Business Meeting
Minutes
April 24, 2024

Upon duly noticing the Homeowners by posting notice with agenda in the common area, the Board of Directors Business Meeting was held virtually via zoom.com Zoom.com. Homeowners are encouraged to attend and participate during the Open Forum of the meeting. There are laws which limit the Board to discuss only what is on the agenda. The Board may need to advise that your item will be added to the next meeting agenda for discussion. Once the Open Forum is closed, Homeowners are allowed to observe the Board Business but are not allowed to participate nor interrupt the Board. There is no audio/video recording allowed during the meeting.

The Board of Directors represented were:

Jan Piper – President

Andre Ide – Vice President

Nicolas Diaz– Secretary

Matthew Froelich – Treasurer - absent

Timothy Klega – Director

Barby Young, CMCA, AMS - Paragon Equities

Call to order

With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 7:05 pm by the Chair.

Executive Session Meeting disclosure

March 18, 2024: With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was called to order at 6:05 pm by the Chair. The Board unanimously agreed to appoint Timothy Klega to the Board as Director. The Board unanimously approved the gate 2 code to be changed before the end of the week. Only Members are provided with the code. The Board unanimously approved to replace batteries at the front door. The Board discussed they are under no obligation to provide camera footage unless the request is made by police. The Board unanimously approve for a violation letter to be sent. There being no further business to come before the Board, the meeting was adjourned at 7:01 p.m. to reconvene in the previously scheduled and announced Business Meeting.

Approval of Minutes

The Board approved the meeting minutes dated March 18, 2024, by majority vote, Directors Klega abstained.

Approval of Financials

The Board approved the financials dated March 2024, by majority vote with revisions, Directors Klega abstained.

Unfinished Business

The Board reviewed the bid from Streamline Building Corp to reseal the courtyard and walkways and apply new waterproofing system at pool deck in the amount of \$56,700, and apply waterproofing system at pool deck in the amount of \$34,650, for a grand total of \$91,350 to be paid from reserves account.

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New Business

The Board further tabled the review of funds from reserves to reimburse the operating account.

The Board further tabled the bid from Roofing Standards for the overlay, and requested one additional bid for review.

The Board requested Griffin Pest Management to inspect a balcony for termites and repairs.

Bid for reserves study was tabled.

The Board reviewed the bid from Griffin Pest Management for individual unit roach eradication and tabled it for further review. The bid appears to be for bombing the units which is not what the Board requested. Griffin to clarify.

Comet Lighting invoice approval to process request was denied at this time since there are several lights still out which were part of the work order request.

The Board did not review the proposed budget, it is too soon.

Work order to Comet, there are no lamps in the ballast over parking space 023.

Greystone to inspect and provide bid to cause changes to the rear gate area to disallow trespassers from climbing over.

The wrought iron handrail leading to the residential floor, at the Combellack gate is wobbly.

Adjourn

There being no further business to come before the Board, the meeting was adjourned at 8:01 pm by the Chair.

Respectfully presented by
Barby Young CMCA AMS
Paragon Equities