

**NORTHVIEW HOMEOWNERS ASSOCIATION INC.**  
**Board of Directors Business Meeting**  
**Minutes**  
**June 17, 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 - Absent

Nicolas Diaz– Secretary

Matthew Froelich – Treasurer - Absent

Timothy Klega – Director

Barby Young, CMCA, AMS - Paragon Equities

**Call to order**

With three 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**

May 20, 2024: With four of the five Directors in attendance, a quorum of the Board was obtained and the meeting was duly called to order at 6:01 pm by the Chair. By majority vote the Board approved the meeting minutes dated April 15, 2024, as presented. Delinquencies were reviewed, and there being no further business to come before the Board, the meeting was adjourned at 7:03 p.m. to reconvene in the previously scheduled and announced Business Meeting.

**Approval of Minutes**

The Board unanimously approved the meeting minutes date May 20, 2024, as presented.

**Approval of Financials**

The Board unanimously approved the financials dated April 2024, as presented.

**Unfinished Business**

Standard Roofing roof overlay in the amount of \$205,111 continues tabled to allow for one more bid.

Griffin Pest Management – roaches – tabled for the Board to confirm how many units need treatment.

Comet Lighting front area lighting bid \$1,985 was unanimously approved as presented with contingent that the walkway waterproofing is completed, and for Comet to meet with the landscaper to provide what vegetation and how much soil needs to be removed for the work to be performed.

Comet Lighting Invoice(s) was unanimously approved for processing payment.

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**Unfinished Business continued**

Comet Lighting Invoice #38677 in the amount of \$15 was unanimously approved for processing payment.

Comet Lighting Invoice #38721 in the amount of \$141.67 was unanimously approved for processing payment.

Comet Lighting Invoice #38602 in the amount of 419 was unanimously approved for processing payment.

Comet Lighting Invoice #38807 in the amount of \$105.33 was unanimously approved for processing payment.

Comet Lighting Invoice #38394 in the amount of \$450 was unanimously approved for processing payment.

Comet Lighting Invoice #38393 in the amount of \$750 was unanimously approved for processing payment.

Comet Lighting Invoice #38858 in the amount of \$141.67 was unanimously approved for processing payment.

**New Business**

The Board unanimously approved ratifying the out of meeting delegated authority approval of the bid from Greystone in the amount of \$1,925 to repair one handrail.

The Board unanimously approved ratifying the out of meeting delegated authority approval of the bid from Streamline to replace the pool mastic in the amount of \$1,800.

The anti-trespassing bid for the rear of the Community was tabled for additional bids.

The Board unanimously approved the bid from Streamline to waterproof the tennis courts in the amount of \$23,500, as presented.

Inspector of Elections – Pro-Elections was unanimously approved as presented.

**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