

PARKLAND OF MONTEREY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
July 6, 2021
Via Zoom

PRESENT:

Jim Mitchell	President	Term Expires 2021
Vinnie Victorine	Treasurer	Term Expires 2021
Lisa Fendler	Director	Term Expires 2021
Johnny Khamis	Director	Term Expires 2021

ALSO PRESENT:

Nichole Dillon-Lee, Common Interest Management
12 Homeowners present

(MSC) Motion, seconded and carried

****Absent**

CALL TO ORDER: The meeting of the Board of Directors was called to order at 10:03am.

HOMEOWNER FORUM- Jim gave a quick introduction of management and an overview of the Agenda that the board would be going over then opened the floor to the owners present,

An owner present addressed his concerns with transparency of the board to the members, information about actions taken disseminated to the membership and the way information was communicated. He also reported that new manager does not have a real estate license which he feels is important.

Owners present asked about when the pool would be open – The board advised this would be discussed later in the agenda.

ADMINISTRATIVE:

- 1) **Managers' Report** – The Board reviewed the summary of items in the board package from management
- 2) **Minutes:** The open meeting minutes and executive session minutes of the May 4, 2021 board of Directors Meeting were approved as presented.
- 3) **Correspondence & Work Order Summaries:** none for review at this time
- 4) **Architectural Requests** – The board reviewed and approved the architectural request form #8 for the gas line extension

FINANCIAL:

1. **Summary:** Vinnie gave a brief report on the status of the financials for April and May 2021.
2. **Collections** – There are no accounts for collections at this time
3. **2021/2022 Proforma Budget** – The Board reviewed the budget that was drafted by the finance committee with a \$100 or 20% increase in the dues for the next fiscal years. The bulk of the increase is to fund the reserve account. A motion was made, seconded and carried to approve the budget as presented for 2021/2022 Fiscal Year. There were some owner comments and questions

4. **Late Fee's-** The board does not want to pay late fees to CIMS prior to the fee's being collected by HOA. Manager will talk with upper management about this and see what can be done.

BOARD ACTION/DISCUSSION ITEMS:

1. Axis Construction – Bid for SB326 Deck work – Jim has been working with Axis on this and is just waiting for the final contract. At the May meeting the board approved proceeding with the contract not to exceed \$50,000. The final cost is much less and will be provided with the contract.
2. Building Repairs/Maintenance
 - Roofing Update – The next phase of roofing is scheduled for 2022.
 - New Maintenance– Brad reported on some concrete areas to be address – he has reached out to All-star to get a bid. Brad also reported on increased rodent activity and is meeting with Western Exterminator to work on getting this addressed.
3. Common Area/Landscape
 - Pool Resurfacing Plan – After a lightly discussion on this and comments from owners a motion was made, seconded and carried to approve the bid for the resurfacing and the demo and replacement of the coping for a cost of \$67,887.00. Work will be done by Adams Pool Solutions. This will allow us to get on the scheduled however work will most likely not be done until Nov/Dec time frame. The closure of the pool will be on the Annual Meeting Agenda to see if member would be interested in a vote to keep the pool or remove/permanently close the pool.
 - Landscape – None at this time
4. Allowance for Deck expansion- there was a discussion amounts the board and owners present. This will be added to the annual meeting agenda for further owner input
5. Beach Nourishment Committee –Lee Shahinian a brief update on the committee discussions/reports that have been done and noted that we are due for dredging this winter with deposits at the west end of the beach.
6. CC&R Update Plan – The Board reviewed the bid from Berding and Weil for the document restatement. A motion was made, seconded and carried to approve with the restatement with an estimate of \$13,000.00-\$16,000.00
7. Annual Meeting – The date for the annual meeting has been scheduled for September 23rd and Ursula has been appointed as the Inspector of Elections.

Next Board of Directors Meeting: The next meeting is scheduled for September 23, 2021 at 16:00pm via Zoom

Adjournment: There being no further business brought before the Board, the meeting was adjourned at 12:15pm to executive session.

Respectfully submitted,

Nichole Dillon-Lee
Association Manager

Board member

Date