

Park Village HOA Board Meeting  
Thursday, May 25, 2017  
Park Village Clubhouse  
6:30 PM  
Meeting Minutes

**1. Closed session - Fines hearing, called to order at 6:30 PM**

A. Present: James Bernier, Jr., Karen Michailo, Linda Yoquelet, Brian Zeyak, Lee Klimek. Quorum established.

**2. Call to Order of regular Board meeting at 7:02 PM**

**3. Roll Call, Establish Quorum**

A. Present: James Bernier, Jr., Karen Michailo, Linda Yoquelet, Brian Zeyak, Lee Klimek. Quorum established.

**4. No amendments to Agenda** [[reference attachment 1, Agenda](#)].

**5. Treasurer's Report**

A. Report delivered by Brian Zeyak and Hayley White.

B. MOTION: Swim Team is directed to itemize detailed expenses and provide receipts of all expenditures to the Hayley White of R.S. Fincher Management Company. Motion made by Brian, Second by Karen. Vote result: PASSED (unanimous).

**6. Committee Reports**

A. Homeowners Covenants Review Committee Update report delivered by Lee.

**7. Old Business**

A. Management Report delivered by Hayley White.

i. Motion light request, security/safety lights for clubhouse parking lots. Lee to draft description of work.

ii. Playground repairs.

iii. Playground fall zone mulch.

iv. Stairs at Swan Quarter drive cul-de-sac.

v. Pond.

vi. Cupola.

vii. Pool electrical repairs. MOTION: Award Harte Electric LLC the contract to make estimated and itemized repairs detailed in their estimate #30342 (Park Village HOA Estimate 33A). This contract is to include only the following items: Service Call, Baby Pool GFCI, Large Pool Pump GFCI, and Commercial Permit with Town of Cary. Total cost is \$1,475.00 plus tax of \$99.56 for a total of \$1,574.56. Motion made by Karen, Seconded by James. Vote result: PASSED (3-2). [[reference attachment 2, PVHOA Estimate 33A](#)].

B. Spring Reminder Letter. Letter was reviewed, minor changes. MOTION: Approve Spring Reminder Letter with minor changes. Motion made by James, Seconded by Linda. Vote result: PASSED (unanimous).

C. Review status of WorkList projects. Updates made to the spreadsheet and estimate binder, presented to Board members, general discussion of items and status.

D. Pool Bathroom remodel update. Update delivered by Karen and Linda.

## 8. New Business

A. Issues with vendors. Costs of vendors and quality of delivered services and products provided by J&S and AquaTech were discussed. In general, expressions of high costs and low quality were stated.

B. General discussion of pool security, bent post.

C. Discussion on regular hyper-chlorination of pool to prevent Cryptosporidium.

## 9. Homeowner Input

A. Open discussion ensued.

## 10. Adjournment

A. MOTION: Adjourn. Motion made by Karen, Second by Linda. Vote result: PASSED (unanimous). Adjournment at 8:49 PM.

### MOTIONS PASSED

**1. MOTION: Swim Team is directed to itemize detailed expenses and provide receipts of all expenditures.** (Minutes item 5 B).

**2. MOTION: Award Harte Electric LLC the contract to make estimated and itemized electrical repairs.** (Minutes item 7 A vii) [[reference attachment 2, PVHOA Estimate 33A](#)].

**3. MOTION: Approve Spring Reminder Letter with minor changes.** (Minutes item 7 B).

**4. MOTION: Adjourn. Motion made by Karen, Second by Linda. Vote result: PASSED (unanimous). Adjournment at 8:49 PM.** (Minutes item 10).

**Park Village HOA Board Meeting**

**Thursday, May 25, 2017**

**Park Village Clubhouse**

**7:00 pm**

**Agenda**

1. Closed Session – Fines Hearing – 6:30 PM
2. Call to order for regular board meeting 7:00 PM
3. Roll Call, Establish Quorum
4. Amend agenda if needed
5. Treasurer’s Report - Brian/Hayley 7:05 PM
6. Committee reports
  - a. Homeowners Covenants Review Committee Update – Lee – 7:10 PM
7. Old Business
  - a. Management Report and action items list – Hayley 7:20 PM
    - i. Motion Light request
    - ii. Playground Repairs
    - iii. Playground Mulch
    - iv. Swan Quarter Stairs
    - v. Pond
    - vi. Cupola
    - vii. Pool electrical repairs
  - b. Spring reminder letter – 7:55 PM
  - c. Review status of Work List projects. – 8:00
  - d. Pool Bathroom remodel update – Karen/Linda – 8:25 PM
8. New Business
  - a. Issues with vendors. – 8:30 PM
    - i. J&S
    - ii. Aquatech
  - b. Pool Security
  - c. Regular hyper-chlorination to prevent spread of Cryptosporidium – 8:45 PM
9. Homeowner Input: - Open discussion – 8:50 PM
10. Adjournment 9:00 PM

**Estimate**

**Harte Electric LLC**

7836 NC Hwy. 55 South  
 Willow Spring, NC 27592  
 919-639-6851

Date	Estimate #
4/17/2017	30342

R S Fincher & Company, LLC  
 Hayley White  
 P O Box 1117  
 Apex, NC 27502

Park Village  
 201 Park Village Dr  
 Cary, NC 27519

Description	Qty	Rate	Total
<del>Electrical Pool Inspection</del>		0.00	0.00
Service Call	1	100.00	100.00T
<del>Rear support of diving board is not connected to equipotential bonding grid                      (Concrete may need to be removed to accomplish repair to be done by others and cost not included. Call with questions James Harte 919-868-3024)</del>	<del>1</del>	<del>150.00</del>	<del>150.00T</del>
Baby pool needs GFCI protection	1	150.00	150.00T
Large pool pump is 3 phase and GFCI protection is not available for this	1	1,100.00	1,100.00T
Install GFCI protection for 10 HP pool pump (Note this item is not yet required by NEC but likely in the future) QO403L60NF Panel QO350GFI (3 pole 50 amp breaker GFI)			
<del>Several GFI receptacles and bath fans in Men's room in Clubhouse not working</del>	<del>1</del>	<del>200.00</del>	<del>200.00T</del>
Commercial permit for Town of Cary	1	125.00	125.00
Sales Tax - combined general and county sales tax of 4.75 + 2.00		6.75%	114.75
<p><b>PVHOA BOARD OF DIRECTORS NOTE:</b></p> <ul style="list-style-type: none"> <li>• Approved items are highlighted.</li> <li>• Subtotal of approved items on this estimate = \$1,475.00</li> <li>• 6.75% tax = \$99.56</li> <li>• TOTAL = \$1,574.56</li> </ul>		Subtotal	\$1,475.00
		6.75% Tax	\$ 99.56
		<b>TOTAL</b>	<b>\$1,574.56</b>
harteelectricnc@gmail.com		<del>Total</del>	\$1,939.75