

Park Village HOA Board Meeting
Thursday, January 25, 2018
Park Village Clubhouse
7:00 p.m.

Meeting Minutes

1. Call to order at 7:00 p.m.

2. Roll Call, Establish Quorum

Present: Linda Yoquelet, Brian Zeyak, Debbie Swift, Jason Moos, and Henry Wasowski.
Quorum established.. There were 5 homeowners in attendance in addition to the Board members.

3. Amendment of agenda

The meeting agenda was modified to allow a homeowner to appeal a decision by the ACC concerning homeowner roofing choice. The homeowner was told she would be informed of the Board's decision on her appeal by mail after the Board had discussed in closed session.

4. Treasurer's Report

The treasurer's report was presented by Henry Wasowski.

5. Committee Reports

- a. ACC-none
- b. Social Committee: Tom Koo, Chairperson of the Social Committee, reported that the social committee is beginning planning for a PV Easter Egg hunt. Debbie Parsons volunteered to join the social committee and help with activities and planning. Additional volunteers are still sought.

6. Old Business

- a. Pool repair. Jason has been communicating with the various pool companies and the leak has been identified by Leak Locators and Leak Doctors in the drain pipe under the concrete deck. Leak Doctors will not provide a quote to repair until the pool is drained so they can do more testing. In order to repair the leak (a different leak from those discovered last year) the pool will need to be drained. While drained the pool will be resurfaced and retiled. The board has received estimates from multiple vendors for replastering but will need additional quotes for recoating. Jason is meeting with additional vendors.
- b. Security. A concern that the hardware on the front door is not working consistently was discussed. Motion was made to have new hardware installed by Southeastern Telephone (our current vendor) so that it will integrate with our current key fob system. Motion Passed (unanimous).

- c. Rekeying of the clubhouse will be discussed after Hayley sends the Board a list of those who currently have key access to clubhouse. Interior locks are not needed on the kitchen or game room doors. If we decide to rekey it will only be the front and back doors. The locks in the exterior doors to the Game room, kitchen or side door to the main room will be removed and replaced with no cylinder door locks.
- d. Security lighting for the parking lots was discussed. Hayley is getting an additional bid.
- e. The need for the installation of additional security cameras (which the HOA already has in storage) was discussed. Motion made to have those cameras installed in and around the clubhouse grounds by Synergy Semantics. Motion passed (unanimous). The system will be updated to provide better and easier access for monitoring.
- f. Clubhouse cleaning. After multiple issues with clubhouse renters and residents using the clubhouse, the Board determined that a cleaning service is needed that can offer a bigger scope of cleaning than what we currently have. Multiple bids were reviewed.

Motion made to engage Bee's Cleaning on a trial basis. The service will be a deep cleaning once per month and floors only all other weeks, with options for additional services on request. Motion passed (unanimous). Fincher will contact Bee's cleaning and will inform Board of their start date.
- g. Playground. The new swingset has been installed. It was set in concrete. Sweetwater Landscaping will be providing a bid on the cost of adding mulch to the playground.

7. New Business:

- a. Clubhouse Repair. Rotting boards and areas of siding on the clubhouse and the pool garage were discovered after inspection by the members of the boards. Repair bids are currently being solicited. One of the problems creating the damage is an incorrectly installed gutter, which will be addressed.
- b. Clubhouse locks. This issue was discussed under both old and new business and is detailed above.
- c. Fencing. It was brought to the Board's attention that there has been fencing installed by residents on HOA property. The Board discussed this further in closed session.
- d. Yoga Class. A resident has requested permission to use the PV Clubhouse for a women-only Yoga class in the clubhouse. Motion made by Debbie to grant permission, with the requirements that participants be PV residents, sign a liability waiver, and that the instructor be responsible for cleaning the clubhouse after the class. Motion seconded by Jason. Vote result: Passed (4-1).
- e. GFC. A request from a homeowner to resurrect the Grounds and Facilities Committee was submitted. In discussion, the Board agreed to consider reviving the committee with guidelines in place that are agreed upon by the Board and the Committee members. Jason will contact the resident to discuss these guidelines.

8. Homeowner Input:

- a. A resident asked the Board to consider a proposal to use the PV Clubhouse and grounds for a Fitness Boot Camp. The Board requested a proposal be submitted, with the requirements that participants be PV residents, sign a liability waiver, and that the instructor be responsible for cleaning the clubhouse and grounds used after the class.
 - b. A resident voiced concerns that the appearance of houses in the neighborhood wasn't up to standard and that homeowners were being allowed to ignore the ACC guidelines. The Board addressed these concerns.
9. Closed session: The Board met with Hayley White in closed session following the meeting.

To Do's

- Hayley to notify Southeastern Telephone to replace front door hardware.
- Hayley to schedule the front door to be unlocked 10 minutes before every board meeting for 1 hour.
- Hayley will send the Board a list of those who currently have key access to clubhouse and other locks on clubhouse grounds.
- Hayley to provide an additional bid for lighting the parking lots.
- Hayley to notify Synergy Semantics to install additional security cameras.
- Hayley to notify Bee's Cleaning to begin cleaning clubhouse and for Matthew Brooks to stop.
- Hayley to get quote from Sweetwater Landscaping to refresh the mulch in the playground.
- Hayley to get quote from Onofrio Construction for the rotten board replacement.
- Hayley to notify resident that her yoga class has been approved.
- Jason getting additional quotes for recoating the pool.
- Jason to contact Matt Patmon to propose GFC guidelines for both the GFC and the board.
- Brian to get revised quote from Steve Bergman for the rotten board replacement.