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## NORTH EAST PINE VILLAGE BOARD OF DIRECTORS MEETING MINUTES

The North East Pine Village Homeowner Association (dba "Pine Village North") met for the monthly Board of Directors Meeting:

**DATE:** Tuesday, May 9, 2023  
**TIME:** 4:00 pm Executive Session/ 5:00 pm Open Session  
**PRESENT:** Renee Pulliam  
Megan Latour, Treasurer  
Augustine Rodriquez, ACC Chair  
Michelle Deck, CMCA - RealManage  
**ABSENT:** Diane Gonzales, Vice President

- I. Executive session Called to Order – With three board members present at 4:12 pm, a quorum was established
  - a. The board adopted the agenda
  - b. The board reviewed delinquencies
  - c. The board reviewed lawsuits
  - d. The board discussed the potential write off of receivables due to previous foreclosures. Management to provide breakdown of unit balances.
    - i. Sale of Units - The board will be deciding which units to put up for sale once receivables break down is received by management.
  - e. The board reviewed owner requests for repairs and reimbursements - Actual expense to be approved during open session at a later date.
    - i. U0131192 - Board requests copy of invoices, COI, and termite inspection and to have preferred vendor inspect work completed.
    - ii. U0131316 - Board requests copy of invoices, COI, and termite inspection and to have preferred vendor inspect work completed.
    - iii. U0131273 - Board asked owner to submit invoice for \$2400 through management company for payment.
    - iv. U0131219 - Owner requests repairs on siding. Board requests management to get a proposal due to cancellation of owner's insurance.
    - v. U0131024 - Owner requests exterior repairs to be made. Management to acquire proposals and let owner's know that there are other units who's repairs will be addressed first.
    - vi. U0131004 - Owner is inquiring about \$6K credit from last year (previous management company). Board requests that owner send back up to management and management will investigate documents form previous management to verify status of credit.
- II. Board went into Open Session
  - a. The board adopted the agenda
  - b. Sheriff's Report - The board agreed to allow Sheriff Ashworth to move up on the agenda and give his report from April 2023. Sheriff also gave out his email ([albert.ashworth@hctx.net](mailto:albert.ashworth@hctx.net)) and phone number (346-286-1700).
  - c. Update on Executive Session - Ms. Deck gave an update on the activities of the Executive Session.
  - d. Financial Report - Ms. Deck reviewed the financial report ending March 31, 2023.

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- e. Minutes - Minutes – April 11, 2023 - Mr. Rodriguez motioned to approve the minutes, Ms. Pulliam seconded the motion. No objections were made. Motion approved.
  - f. Unfinished Business – NONE
  - g. Ratified estimates/invoices -
    - i. Best Plumbing - Board agreed to have invoice from service in April be charged to three owners in the building.
  - h. Homeowner Forum - Finances, sheriff presence, night time activities.
  - i. Executive Votes - NONE
- III. Adjournment - The board made a motion to adjourn the meeting at 5:50 pm.