North Village Green I Association Inc

Board Meeting

Thursday April 30 at 6:00pm CST

Attendees:

Hamid Hejazifar – President, Kusum Kanji – Secretary, Francisco Bermudez – Treasurer

Richard Bonica – Member at large, Syed Rizvi – absent, William Chesney – HOA Attorney

Meeting called to order at 6:05 pm at CST

Agenda:

1. Building M bid discussion and review responses from vendors
2. Building G – apportionment of funds to unit owners
3. Sewer report from Gulf Point for Building E, F and G.
4. Margarita Rivera- office assistant- delayed start date
5. Using Paychex payroll system
6. Discuss upcoming court case
7. Elevators – A, CDE and FG
8. Elevator upgrade vote –
9. Pool Update due 5/1
10. Expenses for next 2 weeks
11. Sewer quotes for Building E and F
12. Sewer issue in Building G
13. Security Concerns
14. Exit gate – not working bottom hinge is starting to slip off.

Meeting minutes:

1. The quotes were sent to HOA attorney for review and Kusum discussed the questions to ask the bidders. HOA attorney suggested that the contracts bidders have complete operations insurance. Need to have a retainage provision normally about 10%. Ensure that there is no clause for arbitration. Include target dates of completion dates. HOA attorney will review the declaration to see provision on whether Building M decision on whether demolish or rebuild goes the owners. Hamid motioned to vote on Vendor - postpone to vote on 5/7 and make sure all members have a chance to review the quotes and be available to vote.
2. Building G – apportionment of funds to unit owners - No decisions made

3. Building G – Chinonso called Hamid to offer to solve Building G issues. In scope of 8 units are included but out of scope units will not be addressed. Kusum mentioned that she is not comfortable with paying $260,000 to Lucky Living. Lucky Living needs to correct the work that was very poor quality. Chesney suggested that Lucky Living start work on the warranty work. Isela is talking to homeowners promising them $20,000 if they join the lawsuit. Jury trial is on July 27th.
4. Sewer report from Gulf Point- Building E and F have sewer blockages. Building G needs a cleanup.
5. Siding of building C – Need to be worked on. Need to get quotes for the work.
1. Pool Update due 5/1 – did not pass. Bars that surround the pool area the street side, put dirt. Covers should be less than 7 years old. Not enough dirt underneath the fence needs to be added. Fences have been tagged where the bar needs to be fixed. Put a new cap in the inlet. Look for blue tags on the fence. Certified person to work with chemicals. How many pumps are there? Drains – when were the drain covers were replaced. Need to add a cap. City will send a summary report listing the issues the investigator found. The due date has been extended by 2 weeks. Anyone working with chemicals have to be certified. Will need to check with Rudolpho.
2. Margarita Rivera- office assistant- delayed start date: Margarita has not responded for a new start date. The board needs to decide on a property management company. The board needs to hire a new porter given that the current porter has limitations.
3. Elevator upgrade vote- Vote in HOA meeting with three options to replace all or select elevators. Elevator for CDE is working. Elevator for FG will be repaired next week. Motion to add upgrade to homeowners approved by Francisco and Kusum. Motion to have homeowners meeting on May 23rd.
4. Exit gate – not working bottom hinge is starting to slip off- Gate was forced open. Will need to replace the entire operator that will cost approximately $3K. President asked approval to pay to replace the operator.
5. Security concern - There have been break ins to a few cars. The board needs to find a security company who can be hired that the community can afford. The approximate 20/hour unarmed or $25/armed how many hours and times between 11pm to 5am. Need to decide how many hours/day NVG can afford.

President motioned to adjourn meeting approved by Richard and Kusum at 8:00pm CST.