North Village Green I Association Inc

Board Meeting

Thursday September 14, 2026 at 6:00pm CST

Attendees:

Hamid Hejazifar – President, Kusum Kanji – Secretary, Francisco, Bermudez – Treasurer (absent), Richard Bonica – Member at large, Syed Rizvi – member at large

Meeting called to order at 6:15 pm at CST

North Village invited you to a Microsoft Teams Meeting:

NVG Board Meeting Sep 14
Monday, September 14, 2026
6:00 PM - 7:00 PM (CST)

Meeting link: **NVG Board Meeting Sep 14 | Microsoft Teams | Meetup-Join**

Agenda:

1. Vote on Special Assessment for Elevator upgrade and Insurance down payment

Meeting minutes:

The Board finds that:

- All three Association elevators are presently inoperative.
- Elevator permit, inspection, or related regulatory obligations remain outstanding from approximately 2024.
- The City of Houston has placed a hold affecting the Association's ability to obtain future permits.
- Repair, inspection, payment of applicable charges, and City clearances are necessary to restore elevator service and regulatory compliance.
- The permit hold threatens continued and timely restoration of Building M following the fire.

- Decommissioning the elevators is not a reasonable alternative because elevator access is important to elderly residents, residents with disabilities, and other occupants.
- Approximately $50,000 is presently required for elevator repairs and associated compliance work.
- Approximately $50,000 is required for the Association's insurance down payment due December 26, 2026.
- The Association has approximately $50,000 in available operating cash, which is less than one month of ordinary operating expenses.
- Using the Association's remaining operating cash for the elevator work would leave it unable to meet ordinary expenses and respond adequately to roof leaks, pipe failures, sewer backups, water leaks, increased utility costs, and other active property needs.
- The special assessment is necessary to protect the property, restore essential Common Elements, maintain insurance, preserve Association operations, and prevent further delays and costs.

The President motioned to approve a special assessment of a total of $100,000.00. This assessment will be split in two payments of $50,000.00. This assessment was approved by Richard Bonica, Kusum Kanji and Syed Rizvi.

Meeting adjourned at 6:43pm pm CST. Motion to adjourn approved by Kusum, Syed and Richard.