

## **PVLPOA Board Meeting**

Feb 12<sup>th</sup>, 2024

### **Attendees:**

Nora Drew, Pres.

Dominick Korovich, V. Pres.

Patricia Candela, Treas.

Chris Khani, Sec.

Anna Ritz

Geoff Ritz

Peter Smith

Homeowners/Tenants

James+ Sarah Dekmar

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### **Treasurer's report:**

Checking Account: \$42,000 roughly

Capital Reserves Account: \$62,000 roughly.

### **Subject Discussed:**

Nora has officially announced her resignation from the board. As such, Dom has taken over as president, and the Vice President role remains open.

There was confusion about the secretary role; Chris Khani has confirmed that the secretary for the board will step up their duties.

The board discussed the about set of new post boxes but agrees that at the time being, it's first come, first served. If members of the community request more, then the board will look into adding a row on top of the current email boxes.

The board discussed the new lot owner (I-15), who continues to break township and community by-laws. All necessary steps have been taken, including sending and reaching out to the township, notifying our lawyer, sending out a certificate letter to the new owner about the rules, and rewriting payment of dues.

The board discussed the management company; we reviewed the positives and negatives and the board's potent needs for an HOA management company. Chris Khani, Sec. volunteers to reach out to the company to learn more and to see if they can do a presentation.

A copy of the message board keys was requested. Chris Khani, Sec. volunteered to get additional copies of the keys.

The board discussed getting new signatures on the bank accounts of Dominick Korovich and Christopher Khani since Nora Drew submitted her resignation.

Minutes Approved by Board on 3/11/2023 During Board Meeting

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