

MEETING MINUTES



Holly Tree Patio Villas Homeowners' Association, Inc.
Annual Meeting Minutes
January 13th, 2020

Paul Shapiro of USA Management called the meeting to order at 6:18 p.m.

Roll call: Gary Pigott, Evelyn Cunningham and Ernel Foster. A quorum was established.

Paul presented the Affidavit of mailing and posting.

Reading of the unapproved Budget Meeting minutes:

Gary moved to waive. Seconded by Ernel. Vote: 3 - 0. Approved.

Introduction of Board of Directors for the year 2020:

Gary Pigott, Ernel Foster and Evelyn Cunningham

Introduction of new homeowners:

Jean & Felcia Ferus - Unit 3465

New Business:

Tree trimmings are not to be disposed of in the Association's dumpsters. Boxes are to be flattened before placing in the dumpsters. Failure to comply will result in fines.

Discussion Regarding parking lot holes left by AT&T's installation of fiberoptic lines in front to unit 3421, 3461 sidewalk repair and failure to seal coat lines left in the parking lot. USA Management will contact AT&T.

Gary discussed any Association issues or problems are to be addressed to USA Management on line at myusaservice.com on your portal. Your password is case sensitive and is vegas.

The Board is securing quotes for the repair or replace the damaged mailbox.

Discussion regarding security gates. The City will not approve.

The Governing Documents do not allow renting or leasing of units, including AirB&B.

Fence replacements will be required within the next few months. Permits are required by the City of Pembroke Park prior to installation. The Association has allocated approximately 30% reimbursement for each homeowner.

Discussion regarding solar panels.

Towing of vehicles:

Guests are permitted to use guest parking only for a maximum of 24 hours. Homeowners are required to notify USA Management at usaservices@gmail.com of guests requesting use of guest parking for more than 24 hours. The homeowner must provide your unit number, vehicle type and license plate number. Failure to comply will result in the towing of vehicles at the owners expense.

Vehicles parked in the driveway will be towed without further notice at the owners expense.

Adjournment:

Gary moved to adjourn. Seconded by Evelyn. The meeting was adjourned at 6:56 p.m.

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Holly Tree Patio Villas Homeowners' Association, Inc.
Organizational Meeting Minutes
January 13th, 2020

Paul Shapiro of USA Management called the meeting to order at 6:56 p.m.

Roll call: Gary Pigott, Evelyn Cunningham and Ernel Foster. A quorum was established.

Nominations for the Board of Directors: None

Election of Officers for the year 2020:

Gary moved the following slate of Officers:

Gary Pigott	President
Ernel Foster	Vice President
Evelyn Cunningham	Secretary / Treasurer

All nominations were accepted. Seconded by Evelyn. Vote: 3 - 0. Approved

Resolution: None

Adjournment:

Evelyn moved to adjourn. Seconded by Gary. The meeting was adjourned at 7:00 p.m.

USA Management
Unapproved minutes