



PH&L COMMUNITY ASSOCIATION

PH&L - July 2023 Open Session Meeting

July 31, 2023 7:00 PM

Zoom or In person

The CenterPointe Club, 6200 Playa Vista Drive

Playa Vista, CA 90094

MINUTES

Directors Present

FILIEP VAN DEN BROUKE - President
PATRICIA LONDRE TTEE - Director
STEVEN NAHED - Treasurer
PETER LEBER - Secretary
ALISHA KEYES - Member

Directors Absent

None

Additional Attendees

Kavell Ferguson - Community Manager, FirstService Residential

I. CALL TO ORDER

The July 2023 Park Homes & Lofts Community Homeowner's Association meeting was called to order at 7:03pm.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

In accordance with Civil Code Section 4935(a) the Board will meet in Executive Session immediately following the Open Session meeting in order to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments, as specified in Civil Code.

Teleconference Notice:

Pursuant to the Centers for Disease Control and Prevention's (CDC) interim guidance on mitigation strategies in response to COVID-19 outbreak, including the implementation of social distancing measures where feasible, this meeting is being held via teleconference and videoconference. All homeowners were provided with call-in and video conference information and an opportunity to address the Board of Directors during Homeowner Forum.

Please be advised that pursuant to California Penal Code section 632 it is a crime to intentionally use a recording device to eavesdrop on a confidential communication without the express consent of all parties to the communication.

III. COMMITTEE UPDATE & INVITED GUESTS

A. LANDSCAPE COMMITTEE

B. BUDGET COMMITTEE

C. PH COMMITTEE

D. STORAGE BIKE ROOM COMMITTEE

E. SOCIAL COMMITTEE

F. TECHNOLOGY COMMITTEE

IV. CONSENT CALENDAR

Resolved

That consent calendar items A - B are approved as presented.

Motion: STEVEN NAHED
Second: FILIEP VAN DEN BROUKE

▶ **Resolved**
The motion passed unanimously

A. APPROVAL OF MINUTES - JUNE 30, 2023

B. FINANCIAL STATEMENT - JUNE 2023

Resolved

That the Board approved the Association’s income statement for June 30, 2023, comparing actual results to budget, reserve statement, bank statements and reconciliations, check history report and general ledger as presented, subject to an annual audit. The report reflects a year-to-date net operating income of \$98,903.67 and year-to-date reserve funding of \$26,211.99 compared to the year-to-date reserve funding budget of \$18,333. The actual year-to-date operating expenses were \$88,855.59 and the budgeted year-to-date operating expenses were \$103,386. The association has \$17,524.03 in operating funds and \$838,062.52 in reserve funds.

V. NEW BUSINESS

VI. HOMEOWNER FORUM

A Homeowner Forum was held.

VII. NEXT BOARD MEETING

The next Open Session Board Meeting is Thursday, August 17, 2023 at 7:00pm.

VIII. ADJOURN

There being no further business brought before the board of directors. The June 2023 Open Session meeting was adjourned at 7:25pm.

APPROVED

DATE