

PH&L COMMUNITY ASSOCIATION

PH&L February Open Meeting

February 24, 2022 7:30 PM

Zoom

Playa Vista, CA

MINUTES

Directors Present

FILIEP VAN DEN BROUKE - Director
PATRICIA LONDRE TTEE - Director
BERT WALKER - Director
LAYNE PAVOGGI - Director
STEVEN NAHED - Director

Directors Absent

None

Additional Attendees

Chris Moran, FirstService Residential, Regional Director

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

III. COMMITTEE UPDATE & INVITED GUESTS

A. LANDSCAPE COMMITTEE

This matter was tabled--Management to reach out to committee chair.

B. PH COMMITTEE

IV. MINUTES

Resolved

The Board resolved to approve the open session minutes for July 2021, as presented by management.

Motion: BERT WALKER

Second: None

AYEs: BERT WALKER

NAYs: None

Abstained: LAYNE PAVOGGI, STEVEN NAHED, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

► **Resolved**
The motion passed

V. UNFINISHED BUSINESS

A. FIRE SYSTEM REPAIRS

Management advised the Board that 2022 testing was nearly due and thus vendor advised the community should complete testing, then proceed with repairs. Board requested secondary proposal for testing.

VI. NEW BUSINESS

A. 13011 ROOF

The Board resolves to reimburse homeowner at 13011 Discovery Creek for roof repairs totaling \$2,050.00, contingent upon the homeowner providing proof of payment.

Motion: STEVEN NAHED

Second: BERT WALKER

AYEs: LAYNE PAVOGGI, STEVEN NAHED, BERT WALKER, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

NAYs: None

► **Resolved**
The motion passed

B. 6099 ROOF

This matter was tabled for an additional proposal.

C. 6099 GARAGE LEAK

This matter was tabled for an additional proposal.

D. GARAGE DRAIN REPAIRS

Resolved

The Board resolves to approve proposal from Enterprise Plumbing to perform sewer line repairs in garage above parking spaces 100 and 92 for a total of \$3,269.68.

Motion: STEVEN NAHED

Second: BERT WALKER

AYEs: LAYNE PAVOGGI, STEVEN NAHED, BERT WALKER, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

NAYs: None

► **Resolved**
The motion passed

E. RESERVE STUDY/BUDGET

Resolved

The Board resolves to approve proposal from Strategic Reserves to perform annual reserve study for a total of \$799.00

Motion: PATRICIA LONDRE TTEE

Second: BERT WALKER

AYEs: LAYNE PAVOGGI, STEVEN NAHED, BERT WALKER, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

NAYs: None

► **Resolved**
The motion passed

F. DRYER DUCTS

Resolved

The Board resolves to approve proposal from Action Duct for a total of \$3,456.00 to clean community dryer ducts.

Motion: BERT WALKER

Second: PATRICIA LONDRE TTEE

AYEs: LAYNE PAVOGGI, STEVEN NAHED, BERT WALKER, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

NAYs: None

► **Resolved**
The motion passed

G. ORGANIZATIONAL MEETING

Resolved

The Board resolves to designate director titles as follows:

- Filiep Van den Broucke - President
- Layne Pavoggi - Vice President
- Steve Nahed - Treasurer
- Bert Walker - Secretary
- Patti Londre - Director at Large

Motion: PATRICIA LONDRE TTEE

Second: FILIEP VAN DEN BROUKE

AYEs: LAYNE PAVOGGI, STEVEN NAHED, BERT WALKER, PATRICIA LONDRE TTEE, FILIEP VAN DEN BROUKE

NAYs: None

► **Resolved**
The motion passed

VII. HOMEOWNER FORUM

12 homeowners were present to discuss HOA business. Items noted were as follows:

- Homeowner inquired about recent roof leak inspection - management noted will follow up with inspector/vendor.
- Homeowner noted vibration issue with HVAC on roof. Management to solicit information from HVAC vendor to address issue.

VIII. NEXT BOARD MEETING

IX. ADJOURN

APPROVED

DATE

DRAFT