



PH&L COMMUNITY ASSOCIATION

PH&L- September 2022 Open Session Meeting

September 29, 2022 7:00 PM

Zoom

Playa Vista, CA

MINUTES

Directors Present

FILIEP VAN DEN BROUKE - President
PATRICIA LONDRE TTEE - Director
BERT WALKER - Secretary
LAYNE PAVOGGI - Vice President
STEVEN NAHED - Treasurer

Directors Absent

None

I. CALL TO ORDER

The meeting was called order at 7:01PM.

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

Landscape Committee gave a brief update.

B. PH COMMITTEE

Resolved

PH Committee did not give a report at this time.

IV. CONSENT CALENDAR

A. AUGUST 2022 MINUTES

Resolved

No minutes at this time for review.

B. FINANCIAL STATEMENT - JULY 2022

Resolved

No financials to report at this time.

V. UNFINISHED BUSINESS

A. IVS (CAMERA) SERVICE AGREEMENT

Resolved

The Board tabled and request an hourly rate for non-contract agreement.

B. MEMBER DISCUSSION ITEM - TERMITES

Resolved

They approved Accurate Pest and Termite Control bid for the community treatment.

Motion: STEVEN NAHED

Second: LAYNE PAVOGGI

► **Resolved**
The motion passed unanimously

C. COMMITTEE & MEMBERS SELECTION

Resolved

The Board approved Candice for the budget and technology and Patti for committee budget and storage.

Motion: STEVEN NAHED

Second: LAYNE PAVOGGI

► **Resolved**
The motion passed unanimously

D. ANTIS PROPOSAL FOR 6000 PARA WAY

Resolved

The Board denied the following work due to the HOA's General Counsel's response as it to be Owner at 6000 Para Way responsibility.

Motion: STEVEN NAHED

Second: FILIEP VAN DEN BROUKE

► **Resolved**
The motion passed unanimously

E. LANDSCAPE PROPOSAL

Resolved

This table is for the next meeting until Management can provide two more proposals for the waterproofing of the planters.

F. METHANE PROPOSAL(S)

Resolved

The Board decided to table this discussion and wait to review a bid from Sequoia Engineering.

G. WATER TREATMENT PROPOSAL

Resolved

The Board decided tabled this until Board member, Bert can provide additional bid.

H. HYDRO JETTING SERVICE PROPOSAL

Resolved

The Board discussed and approved LA Hydro jetting.

Motion: PATRICIA LONDRE TTEE

Second: STEVEN NAHED

► **Resolved**
The motion passed unanimously

VI. NEW BUSINESS

A. EXHAUST FANS SERVICE PROPOSAL

Resolved

The Board approved the two elevator exhaust fans replacement.

Motion: BERT WALKER

Second: PATRICIA LONDRE TTEE

► **Resolved**
The motion passed unanimously

B. UNIT WATER DAMAGE

Resolved

The Board denied the following work due to the HOA's General Counsel's response as it to be Owner at 13021 Discovery Creek Los Angeles, CA 90094 responsibility.

Motion: PATRICIA LONDRE TTEE

Second: STEVEN NAHED

► **Resolved**
The motion passed unanimously

C. HORIZON'S PROPOSAL TO FIX FIXTURE

Resolved

The Board decided to table and reached out to Horizon to ask if they can lower the price, and for Management to request a second proposal.

D. GREEN BINS REVIEW

Resolved

The Board discussed the potential of lowering the trash bins and decided to table this item.

E. BUDGET ADJUSTMENT

Resolved

The Board approved the Park Homes and Lofts budget adjustment for the 2022 Budget year.

Motion: PATRICIA LONDRE TTEE

Second: STEVEN NAHED

► **Resolved**
The motion passed unanimously

VII. HOMEOWNER FORUM

The homeowner forum was held.

VIII. NEXT BOARD MEETING

The Association's next Board meeting is scheduled for October 27th, 2022.

IX. ADJOURN

This meeting was adjourned at 8:43PM.

APPROVED

DATE