

Holly Tree Patio Villas Homeowners' Association, Inc.  
Annual Meeting Minutes  
January 9th, 2023

David Howard, Chief of Police of Pembroke Park was introduced by Homeowner and City Councilman Reynold Dieuville. Chief Howard discussed the Pembroke Park Police Department was established 100 days ago and is available to the homeowners of the city.

Paul Shapiro of USA Management called the meeting to order at 6:16 p.m.

Roll call: Gary Pigott, Delia Gonzalez and Evelyn Cunningham  
A quorum was established

Paul presented the Affidavit of mailing and posting

Reading of the unapproved minutes:

Gary moved to waive. Second by Delia. Vote: 3 - 0. Approved.

Introduction of the Board of Directors for the year 2023:

Gary Pigott, Delia Gonzalez and Evelyn Cunningham

Introduction of new homeowners:

Edith Milgram Unit 3431

New Business:

Gary discussed structural repair projects and the painting of the buildings. Quotes will be secured.

Bright Pool Services was retained to maintain the pool and make the necessary repairs.

**Each homeowner is responsible for roof repairs and/or roof replacements**

Trash pickup charges are based on the weight of the dumpsters. The Association is charged for overload charges. If vehicles are blocking the dumpsters the Association is charged \$300.00 for return pick ups.

**Please take pictures of any vehicle blocking the dumpsters and email to [usaservices@gmail.com](mailto:usaservices@gmail.com)**

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

**Per Broward County nothing is to be attached to the buildings. All hurricane shutters are to be opened.**

Adjournment:

Evelyn moved to adjourn. Seconded by Gary. Vote: 3 - 0. Approved.

The meeting was adjourned at 6:50 p.m.

USA Management

Over  
Organizational Meeting Minutes

Holly Tree Patio Villas Homeowners' Association, Inc.  
Organizational Meeting Minutes  
January 9th, 2023

Paul Shapiro of USA Management called the meeting to order at 6:52 p.m.

Roll call: Gary Pigott, Evelyn Cunningham and Delia Gonzalez  
A quorum was established.

Nominations for the Board of Directors: None

Election of Officers for the year 2023:

Gary moved the following slate of Officers:

Gary Pigott	President
Delia Gonzalez	Vice President
Cunningham	Secretary / Treasurer

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

Resolution: None

Adjournment:

Gary moved to adjourn. Seconded by Dalia. Vote: 3 - 0. Approved.  
The meeting was adjourned at 6:55 p.m.

USA Management