

Partridge Creek North Homeowners Association Meeting Minutes  
December 2, 2024  
7:30 PM

**Present:**

Vernnaliz Carrasquillo  
Susan Williams  
JaVon Jason  
Kelly Infante

Emily Grish  
Joshua McCoy  
Daryl Barton  
Michelle Cyrus

**Minutes:**

- Minutes
  - Reviewed and approved meeting minutes for November.
- Corporate Transparency Act
  - We are required to submit a form to the federal government by the end of the year.
  - Susan has started the process. We can have her do it for all of us or we can do it ourselves.
  - There is a potential to be fined up to \$500 if we don't submit this form.
- Property Management Companies
  - We have 4 estimates. They vary widely in price. We are still compiling the information to show everyone a summary of the estimates from each company.
  - Sentry and AAM did a thorough interview and provided detailed estimates.
  - Whitehall and Pinnacle only gave us rough estimates without having all the information. We've been trying to reach them for a month and they have not been very responsive.
- Financial
  - 25 homes have not paid these years' dues.
  - Daryl will send letters to these homes warning them that a lien may be filed if they haven't paid.
  - Daryl recommends filing lawsuits against the 4 homeowners who owe more than \$1,000.

Meeting adjourned at 8:45 PM

Next meeting: January 6, 2024, at 7:30 PM