

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, NOVEMBER 13, 2021

I. CALL TO ORDER	President Robison called the meeting to order on Saturday, November 13, 2021, at 9:01 am.
II. ROLL CALL	Present: Mike Robison, <i>President</i> Sandy Jalbert, <i>Vice President</i> Letty Velazquez, <i>Treasurer</i> Jeniffer Sanabria-Morell, <i>Secretary</i> Floris Price-Bernal George Gonzalez Crystal A. Howard
III. PROOF OF NOTICE	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting notice on the office bulletin board and the Association website on November 11, 2021.
IV. APPROVAL OF MINUTES	<i>A motion was made by Sandy Jalbert to approve the minutes from the September 11, 2021, meeting.</i> <i>Letty Velazquez seconded the motion.</i> <i>All board members present at the meeting voted in favor of approving the minutes.</i> <i>Motion carried.</i>
V. MANAGER'S REPORT	Property Manager Diane Gay provided the following updates: 1. Front Side Sign. A gentleman hit it avoiding a car crash. It is being handled by his insurance. <ul style="list-style-type: none">• George asked if there was an estimated time to get this repaired. Diane answered it could get done within the next three weeks. No out-of-pocket fee for the Association.

	<p>get a bid on this.</p> <ul style="list-style-type: none"> • President Mike mentioned there have been quite a few emergency corrections, including sidewalks where our residents have had falls. <p>3. Dumpster Fence. It was also hit. Jason has a good relationship with the people who put it up, and this will get fixed at no cost to the Association.</p>
<p>VI. COMMITTEE REPORTS</p>	<p>Treasurer’s Report: Letty Velazquez reviewed the report:</p> <p>The report is for the months of September through October 2021:</p> <p>Total Income: \$ 173,321.25</p> <p>Operating Expenses &Reserves: \$ 155,139.25</p> <p>Net Income: \$ 18,182.00</p> <p>Operating Account Balance \$ 49,943.51</p> <p>Total Reserves \$ 929,047.35</p> <p>Total files with Association Attorney No files</p>
<p>VII. OLD BUSINESS</p>	<p>No old business.</p>
<p>VIII. NEW BUSINESS</p>	<p>1. Budget.</p> <p>George Gonzalez made a motion to approve the proposed budget for 2022.</p> <p>Floris Price-Bernal seconded the motion.</p> <p>Crystal Howard asked the for the job description for the person who would be added to our roster of employees. President Mike Robison clarified that the new position would be office assistance/clerical position working approximately 20 hours per week. This way Diane would have more availability to be around the complex.</p> <p>President Mike took a voice vote on this matter:</p> <p>Floris Price-Bernal—Yes</p> <p>George Gonzalez—Yes</p> <p>Crystal Howard—Yes</p> <p>Sandy Jalbert—Yes</p> <p>Mike Robison—Yes</p> <p>Jeniffer Sanabria—Yes</p> <p>Letty Velazquez—Yes</p>

	The motion carries. The budget for 2022 is approved.
IX. PRESIDENT REMARKS	<ol style="list-style-type: none"> 1. Annual Meeting in person on December 11, 2021, at 10:00 am. 2. First notice mailed establishing the HOA dues will remain at \$255.00. Second notice will be mailed on November 19, 2021. 3. No coupon books for 2022. They are expensive (\$2,000). <ul style="list-style-type: none"> • Crystal asked if there were statistics to determine how many people have paid online and by check, and how often they are on-time. That could help determine whether the coupon books are effective. • President Mike clarified that there was not a notable change in neighbors' behavior when it was time to pay their dues. • Jeniffer asked if direct deposit was a possibility. Letty mentioned the bank could draft a check. • Sandy mentioned it was considered to have the Association's bank to have automatic draft, but this option was too expensive for the association. • Diane mentioned we would see if the elimination of coupon is an issue when this is implemented in 2022.
X. ADJOURNMENT	<p><i>Letty Velezquez made a motion to adjourn the meeting.</i></p> <p><i>Sandy Jalbert seconded the motion.</i></p> <p><i>Motion passed.</i></p> <p><i>Meeting ended at 9:20 am.</i></p>