

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, JULY 16, 2022

<p>I. CALL TO ORDER</p>	<p>President Mike Robison called the meeting to order on Saturday, July 16, 2022, at 9:00 am.</p>
<p>II. ROLL CALL</p>	<p>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 Crystal A. Howard</p> <p>Absent: George Gonzalez</p>
<p>III. PROOF OF NOTICE</p>	<p>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 Association website on July 14, 2022.</p>
<p>IV. APPROVAL OF MINUTES</p>	<p><i>A motion was made by Crystal Howard to approve the minutes from April 16, 2022, meeting.</i></p> <p><i>Letty Velazquez seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of approving the minutes.</i></p> <p><i>Motion carried.</i></p>
<p>V. MANAGER'S REPORT</p>	<ol style="list-style-type: none"> 1. Tree trimming begins Monday, 18, 2022. It may take up to a week to complete this task. 2. In the process of working with the Plaza manager in regards the dumpster in Summit Plaza. Manager Diana Gay reminded present people to avoid putting trash in the Plaza dumpster. People can be fined up to \$5,000 dollars. 3. Easement copy was submitted to the attorney, and the attorney stated document looks fine.
<p>VI. COMMITTEE REPORTS</p>	<ol style="list-style-type: none"> 1. Manager's Report <ol style="list-style-type: none"> a. No other point/area to discuss. 2. Treasurer's Report Letty Velazquez presented the Financial Reports for months of April-June 2022 Total Income:\$261,253.00

	<p>Operating Expense & Reserve Allocation\$245,244.54</p> <p>Net Income:\$ 15,808.46</p> <p>Operating Account:.....\$ 34,963.73</p> <p>Total Reserves:.....\$940,752.48</p> <p>Files with Association attorney:.....1 @ approx. \$1,000</p>
<p>VII. OLD BUSINESS</p>	<p>No old business.</p>
<p>VIII. NEW BUSINESS</p>	<p>1. Vote on Slash Pool Bid for Pool I</p> <p>a. Diane Gay mentioned there are not enough people who work on old construction, like our pools. The company who worked on Pool III provided a bid, and they are the only ones being considered since they did a good job on Pool III, and there are not a lot of options.</p> <p>b. Mike Robison reiterated there are fewer companies working on old construction, and it is probably the best way for us to go, since the company knows our construction, they have provided good service, and the price seems to match the required job.</p> <p>c. Diana Gay clarified that for this project the money from the House will be used. Pool III funds were from reserve.</p> <p><i>A motion was made by Sandy Jalbert to accept the bid of \$38,859.00 from Splash Pool Maintenance.</i></p> <p><i>Jeniffer Sanabria seconded the motion.</i></p> <p><i>Mike Robison called Board Members names for a vote:</i></p> <p><i>Floris Price-Bernal—Yes</i></p> <p><i>Crystal Howard—Yes</i></p> <p><i>Sandy Jalbert—Yes</i></p> <p><i>Mike Robison—Yes</i></p> <p><i>Jeniffer Sanabria—Yes</i></p> <p><i>Letty Velazquez—Yes</i></p> <p><i>The motion carries.</i></p> <p>2. Vote on Approval of Easement Peoples Gas line</p> <p>a. Mike Robison explained the easement. The gas line services people on Red Bug Lake and 436. It has been there for many years, and it needs to be replaced. It does not affect Summit Village, but it does affect thousands of people.</p> <p>b. Diane Gay mentioned that if any Summit Village property gets affected, the state will take care of it.</p>

A motion was made by Sandy Jalbert to approve the Easement from The Peoples Gas line.

Letty Velazquez seconded the motion.

Mike Robison called Board Members names for a vote:

Floris Price-Bernal—Yes

Crystal Howard—Yes

Sandy Jalbert—Yes

Mike Robison—Yes

Jeniffer Sanabria—Yes

Letty Velazquez—Yes

The motion carries.

IX. PRESIDENT REMARKS

President Mike asked Crystal about the Community Yard Sale. Crystal mentioned she believes it would be a good timeframe for September/October. The first weekend of the month would be the best time. Crystal asked the Board of Directors for ideas, so these can be considered to then create an action plan.

President Mike clarified that there are neighbors that may believe that Summit Plaza belongs to us, but it does not. A few weeks ago, there were big house items placed there, and it created a difficult situation. Now, Summit Plaza is looking into fencing the area, so this does not continue to happen. Diane Gay has been looking for options and communicating with different agencies, including the Fire Department to check whether this can be avoided.

Sandy Jalbert suggested to put letters onto doors letting our neighbors know about the consequences of this practice taking place.

Letty Velazquez asked if there was anything we could do to have a company to pick up big items. Mike Robison countered by asking why everybody must pay when there are few members who are doing this.

Diane Gay mentioned our Landscape team helps us with these big items when people place them at our dumpster.

Jeniffer Sanabria stated that an option could be to provide information of agencies that neighbors can call to have these big items to be picked up. Sandy Jalbert suggested to have this information on the dumpster. Diane Gay mentioned this information needs to be in our neighbors' houses as well.

Crystal Howard suggested using the bulletin board and post the information in a colorful manner that makes the information stand out and potentially make people read the information. Jeniffer Sanabria mentioned there are websites that are free that can help us create these visuals. Jeniffer told Crystal that if she wanted, Jeniffer could offer assistance on this matter.

President Mike Robison thanked the group for all the information and feedback, and asked Diane Gay to send letters out to our community on these matters. He concluded the meeting on a sad note by informing the Board of Directors of the

	passing of Dorothy's husband. Mike Robison would like to officially offer her our condolences and prayers.
X. ADJOURNMENT	<i>Sandy Jalbert made a motion to adjourn the meeting.</i> <i>Jeniffer Sanabria seconded the motion.</i> <i>Motion passed.</i> <i>Meeting ended at 09:44 am.</i>