

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, March 9, 2024

<p>I. CALL TO ORDER</p>	<p>President Mike Robison called the meeting to order on Saturday, January 13, 2024, at 9:00 am.</p>
<p>II. ROLL CALL</p>	<p>Present: Mike Robison, <i>President</i> Sandy Jalbert, <i>Vice President</i> Jeniffer Sanabria-Morell, <i>Secretary</i> George Gonzalez Crystal A. Howard Alan Long</p> <p>Not Present: Floris Price-Bernal</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 March 7, 2024.</p>
<p>IV. APPROVAL OF MINUTES</p>	<p><i>A motion was made by Crystal Howard to approve the minutes from January 13, 2024, meeting with corrections listed.</i></p> <p><i>George Gonzalez 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 (by Diane Gay)</p>	<p>1. Water Leak in 6 units needed work because the units needed flopper changed. Because this was not taken care of, it cost \$600.00 to the association. Water usage is affecting our budget.</p>
<p>VI. COMMITTEE REPORTS</p>	<p>Treasurer's Report</p> <p>Alan Long presented the Financial Reports for the month ending February 29, 2024.</p> <p>Total Income:\$ 184,936.65</p> <p>Operating Expense & Reserve Allocation\$ 187,429.23</p> <p>Net Income:\$ (2,492.58)</p> <p>Operating Accounts:</p>

	<p style="text-align: right;">Regular.....\$ 61,717.08</p> <p style="text-align: right;">Insurance Assessment.....\$ 27,829.46</p> <p style="text-align: right;">Total Reserves:.....\$ 1,124,283.38</p> <p style="text-align: right;">Files with Association attorney:.....0</p> <p>Question from Crystal Howard, under P&L, page 2, there is a late fee from banks, she inquired on this. No answer was provided during the meeting. Item to follow up.</p>
<p>VII. OLD BUSINESS</p>	<p>No old business.</p>
<p>VIII. NEW BUSINESS</p>	<ol style="list-style-type: none"> 1. <i>Information on possibility on doing automatic payments for HOA fee.</i> We are looking for optimizing of process. By Wednesday, we will be having more information on whether there can be the direct payment to an account. 2. <i>Automatization of the process will include processing payments and making payments.</i> 3. <i>We are creating another option to make payments to the Association.</i> 4. <i>The search for alternate ways of make payments include no bank fees.</i> 5. <i>The main concern is the safety of our account. We will not have the account number of the bank be shared with our home owners.</i> 6. <i>Crystal asked about the communication to the homeowners. Diane replied that a letter would be sent. Crystal is stressing the importance of having the phone number and email of our homeowners to be able to share the information with them in a more expedited manner.</i> 7. <i>Crystal asked when the sign in front will be fixed. Diane mentioned we got a quote 9K-10K. Mike mentioned the possibility of not having the sign there at all if this is going to be that expensive.</i> 8. <i>Announcements and Reminders:</i> <ul style="list-style-type: none"> • Yard Sale- 4.6.2024. Sign up sheet in the office. • Possible yard sale 10.5.2024. • Condo homeowners association expo is on May 20, 2024, at the convention center.
<p>IX. PRESIDENT REMARKS</p>	<p>President Mike Robison answered a question presented by one of our homeowners on the use of the tennis court for other purposes. He mentioned we can put in the agenda to discuss the use of the tennis court and any other changes. We could attempt to hold a vote on the changes proposed as BOD. We would need 66 and 1/3 of the votes by phase. Unit owners need to vote. Any changes need to be approved by the condo owners.</p>

X. ADJOURNMENT

Sandy Jalbert made a motion to adjourn the meeting.

Jeniffer Sanabria seconded the motion.

Motion passed.

Meeting ended at 9:37 am.