



Minutes Open Meeting – October 2, 2024

Meeting called to order at 7:00 pm. Meeting conducted via Zoom.

In attendance:

Janet Griffin , Dennis Probst, Rita Argenzio Wendy Petitemange, David Byrne – HOA legal counsel).

Brittney Kennedy (Staff Accountant)

1. Motion by Janet Griffin approve minutes from July 2024 meeting
Seconded by Dennis Probst
Vote: Yes by Janet, Dennis, Wendy and Rita.
2. Continued review of Reserve Study in light of proposed 2025 Budget
3. Review of 2025 Budget Line Items. Budget notes increase in reserve account contribution to meet compliance with new SIRS law. Budget also requires increase due to legal collection efforts and normal vendor inflationary increases
4. 2025 Assessment will increase to \$155.00
5. Motion made by Janet Griffin to discuss potential to disclose units in arrears to community
 - a. Legal Counsel has advised that there is no legal preclusion to Board notifying unit owners of those owners in arrears.
 - b. Suggestion to alert all unit owners via email to bring accounts current or those in arrears will be disclosed to community

Motion made by Janet Griffin to adopt 2025 budget with increase to \$155.00 and to disclose unit owners in arrears. Community wide email to be sent warning owners that units in arrears will be disclosed moving forward. Units in arrears will be provided with 2025 annual letter in December.

Seconded by Dennis Probst

Vote: Yes by Janet, Dennis, Wendy and Rita.

Meeting adjourned at 8:05pm