

## **Meeting summary for BOD meeting 2.3.25 at 5:00 pm**

### **Quick recap**

This was primarily a quick board meeting to approve the Impartial Committee before the Annual Meeting started at 7pm. The Board further discussed the approval of outstanding Alteration Requests, approval of the 2025 Annual Meeting minutes, review and approval of the Instructions for the 2026 Impartial Committee, and approval for the Discussions and Motions to guide the Annual Meeting Chairperson.

### **Next steps**

- The Board to participate in the Annual Meeting
- The Board to answer any specific question that the owners may present at the Annual Meeting

### **Summary**

#### **Board Approves Alteration Requests**

The board approved alteration requests from four owners for common projects like new floor coverings, Hurricane shutters, and new sliding glass doors / windows. All requests met architectural standards and had adequate documentation.

#### **Board Approves / Appoints the 2026 Impartial Committee**

All committees must be approved by the Board of Directors – not the Owners. There was a need to appoint the five owner volunteers to the 2026 Impartial Committee before the start of the Annual Meeting at 7pm 2.3.26. As part of this discussion, the Board also approved Terry Hoda as the Inspector of Elections. As part of the Inspection Committee, we needed an Inspector of Elections to lead the Impartial Committee. Terry was nominated. Other Impartial Committee members were not discussed the role, except for Celeste. Since Terry has been in the limelight before, all board members agreed. This is the same process used for unions.

#### **Discussions and Motions for the Annual Meeting Chairperson**

Since any owner can Chair the Annual Meeting, the Board had a need to ensure that that Chairperson had a guide to ensure they stayed on track and met all requirements while still allowing flexibility for owner engagements. There was also a discussion for someone to monitor the front door to ensure that owners sign-in as they enter the Recreation Center. Steve volunteered. There was also a discussion on how we will ensure we get to a proxy of 86 – attendees plus proxies. There are only 4 additional attendees needed to meet quorum for the annual meeting. Four of five board members approved.

## Board Approves the Instructions for the 2026 Impartial Committee.

There was a need to ensure that all five volunteers for the Impartial Committee had a common, consistent understanding of how the ballots should be checked and counted. The attorney did validate that there are two changes from last years: envelopes signed can still be counted; and ballot envelopes containing an email ballot that is signed can still be allowed and counted.

### Meeting was adjourned at 5:35pm

No other items were brought up by the Board.

### Disposition of Motions presented during the meeting

	Motion	Status	Vote
1.	Approve Alteration Request for units 207, 305, 310, 409, and 828	Approved.	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes
2.	Approve the 2026 Election Impartial Committee of Anita Gallant, Sandi Jolley, Terry Hoda, Celeste Rossi, and Patti Robbins.	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes
3.	Approve Terry Hoda as the Inspector of Elections	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes
4.	Approve the Instructions for the 2026 Impartial Committee	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes
5.	Approve the Discussions and Motions for the Annual Meeting Chairperson	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	No
6.	Approve the minutes from the 2025 Annual Meeting	Approved	
		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes
7.	Adjourn the meeting	Approved	

		Don Copeland	Yes
		Perry Allen	Yes
		Marvin Hora	Yes
		Steve Westcott	Yes
		Mike Adams	Yes