

MEETING AGENDA

CONVENE MEETING

State TIME and DATE July 21, 2026

State PLACE held: Northdale Recreation Center

State those present and titles:

Mary Ellen Kilbride – President

Mike Williams – Vice President

Bill Guerra- Treasurer

Ann Williams – Secretary

Karen Emberton – Trustee

Kathy Moran – Trustee

Richard Balthazor – Trustee

Monique Dailey-Manager

State QUORUM or NOT

Ask for approval of MINUTES OF LAST MEETING(S)

Last meeting June 16, 2026

INQUIRE IF ANY CHANGES NEEDED

Motion from trustee to accept minutes

Second required

Vote on motion by all trustees and numbers announced

ASK FOR TREASURER'S REPORT June 2026

Motion to accept reports for June 2026

Call for vote and announce results

OLD BUSINESS TO CONSIDER (Items discussed at previous meetings)

- Update on existing work orders with the County. – from Mary Ellen and Karen
- Follow up from Monique on damaged Verizon/Frontier boxes in neighborhood – sent text with picture of 16022 Woodpine with the Frontier plate that has a concrete block on it.
- Sent letters by certified mail, return receipt requested to homeowner Margaret Hosie and Nationstar Mortgage LLC regarding wall repairs from tree trimming damage and the large tree. Ms. Hosie did not claim the mail and it was returned to our P.O Box on 7/6/26. No response from mortgage company.
- Items attached to wall along N. Lakeview from Fox Lake Drive, i.e. fencing, etc.- no progress made on this project yet.
- Request to Think Shapes Mail for our postcard to be sent during the last week of July. Requested tax roll list from Monique on July 10, 2026 to be sent to Karen at Think Shapes Mail.
- Update on damaged TECO boxes reported
- Notify AAA Diversified to begin repairs to wall since we received no response.
- Reminder – did all Board members file financial statement by July 1, 2026 deadline?

NEW BUSINESS TO CONSIDER

- Approval of Aqua Pro invoice (previously approved by email) for \$2,417.96, for repair of the mainline leak at the corner of the first Copperfield and N. Lakeview Drive. We had originally approved a lesser amount (\$1,230.00) and when they uncovered the pipes, they had to re-route them to avoid the tree roots and it became more expensive.
- Monique- please see if we can still have our August meeting at Northdale Recreation Center since it falls on election day, August 18, 2026.
- Posting of yard sign at library for election
- Statistics on phone calls and emails received

Next meeting is scheduled for August 18, 2026

All issues should be discussed, motions proposed if actions are necessary, seconds required and then voted on by Board. Results announced.

When done with new business, President entertains motion to adjourn meeting. Second required, and vote. Time of meeting end is stated for record. **Time ending.....**