

UNAPPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING – November 20, 2025 – 11:00 am

Present were Howard Picotte, President; John Scheldt, Vice President, #1; Gayla Larson, Secretary, At Large, #1; Jim McCabe, #2; Erika Boardman, #3; and Jim Monroe, #7;. Jeff Kay, Treasurer, #8; Marci Gallagher, #9; and Frank Bonura, #10; were absent. Hilary Fitzgerald, Property Manager, was also present.

Unit owners present were Dave Carlson, Dolores Faust, Ellen Merkow, Pat Plecas, Bob Ramey, Donna Steppie, Sharon Sweat, Barbara Vitano, and Sally Weeks, #1; Cathy Duchow and Ray Kerker, #2; Gary Burgess, Phil & Donna Incerti, JoAnn Kordas, Ernie Leander, Nacho Mella, and Marilyn Sheehan, #7; Bob & Lynne Garren, and Nancy Gill, #8; Carolyn Jarotz, #9; and Debbie Castiglia, #10.

1. A quorum being present, President Picotte called the meeting to order at 11:00 am. The agenda for the meeting was approved without objection as presented.

2. **Minutes**

Motion: On motion made by Mr. McCabe and seconded by Mr. Scheldt, the minutes of the October 16, 2025, meeting were unanimously ratified as previously emailed.

3. **Property Manager's Report**

Ms. Fitzgerald reported that following discussions with Mr. Kay, Treasurer and Association #8 Director, she is looking at budgets of the various associations to see if they have monies in the reserve funds (not to be used this year) which could be put into CDs to earn a little interest. She will work with the directors to follow up on this matter.

The Annual Meeting is December 4, 2025, at 11:00 am, and owners are urged to return their proxies as soon as possible.

4. **President's Report:** There was no Report

5. **Treasurer/Rec Hall Manager Report:** In Mr. Kay's absence, there was no report.

6. **Unfinished Business:** There was no unfinished business to consider.

7. **New Business:** There was no new business to consider.

8. **Director Comments, Improvements, Remodeling, and/or Sales/Leases**

#01 On motion made by Mr. McCabe and seconded by Ms. Boardman, the board unanimously ratified the request from 8349 Candlewood to replace their garage door.

#02 Association #2 had no report.

#03 Association 3 had no report.

#07 On motion made by Mr. McCabe and seconded by Mr. Picotte, the board unanimously ratified the following:

- 8434 Brentwood – New Owners Newsome/James
- 8235 Brentwood – Sod installation
- 8236 Brentwood – Window replacement

#08 On motion made by Mr. McCabe and seconded by Mr. Scheldt, the board unanimously ratified the new owners at 8087 Annwood - Horner.

#09 In Ms. Gallagher's absence, on motion made by Ms. Boardman, seconded by Mr. Scheldt, the board unanimously ratified the new owner of 8090 Candlewood – Mulet.

#10 In Mr. Bonura's absence, on motion made by Mr. Picotte, seconded by Mr. McCabe, the board unanimously ratified the approval to replace double doors at the back of 8252 Annwood's garage.

9. **Residents' Questions & Comments.** Mr. Kerker announced that he knows of a good plumber for quick service if owners need such service as they did at 8359 Candlewood this week.

10. Next Meeting

The next meeting is scheduled for Thursday, December 4, 2025, at 11:00 am for the Annual Meeting.

Following that master meeting, the individual associations will meet as follows:

Association #1 – 11:30 am	Association #7 – 12:30 pm	Association #10 – 1:30 pm
Association #2 – 12:00 pm	Association #8 – 1:00 pm	
Association #3 – 12:15 pm	Association #9 – 1:15 pm	

11. Adjournment

There being no further business to come before the board, the meeting adjourned at 11:10 am.

Prepared by Gayla Larson, Secretary, on November 20, 2025