

APPROVED MINUTES  
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.  
BOARD MEETING – March 19, 2026 – 11:00 am

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

Unit owners present were Dave Carlson, Dolores Faust, Ellen Merkow, Sharon Sweat, Sally Weeks, and Roger Wilson, Assn #1; Cathy Duchow, Vicky Rogers, and Fred Tarr, Assn #2; Jackie Harvey, Assn #3; JoAnn Kordan, Kathy LeBerty, Nacho Mella, and Roberta Williams, Assn #7; Pat and Dick Carmen, and Nancy Gill, Assn #8; Carolyn Jarotz, Assn #9; and Anne Bonura and Debbie Castiglia, Assn #10.

1. A quorum being present, President Picotte called the meeting to order at 11:00 am, and the agenda was approved as presented.
2. **Minutes**  
**Motion:** On motion made by Mr. McCabe and seconded by Mr. Bonura, the minutes of the February 19, 2026, meeting were unanimously ratified as previously emailed.
3. **Property Manager's Report** – in Ms. Fitzgerald's absence, there was no report.
4. **President's Report:** President Picotte reported progress on the purchase of new pool furniture. This equipment should be on site by the end of the month.
  - Mr. Picotte opened discussion on the current contract with Sunrise Landscaping.
  - Motion:** On motion made by Mr. McCabe and seconded by Mr. Scheldt, the board unanimously agreed to cancel the existing contract with Sunrise Landscaping with the required 90-day notice. Ms. Larson will email Resource Property Management so that they might issue this cancellation notice by certified mail, return receipt requested as contractually required.
  - All board members received a newly revised RFP which will be sent to potential replacement companies for our landscaping needs, and all board members agreed that this form would be used for our upcoming search.
  - The board's Grounds Committee will review and evaluate incoming new bids for this work to be done after August 1 when Sunrise Landscape's contract will expire.
5. **Treasurer/Rec Hall Manager Report:** In Mr. McKay's absence, there was no report.
6. **Unfinished Business:** None
7. **New Business:** None
8. **Director Comments, Improvements, Remodeling, and/or Sales/Leases**
  - #01 Mr. Scheldt had no report.
  - #02 Mr. McCabe reported on the need to secure additional emergency/estate contact information. Ms. Larson will send new forms to all residents requesting their completion of this required information. Those who do not have printers may request a copy from Ms. Larson.
  - #03 Ms. Boardman had no report.
  - #07 Mr. Monroe requested ratification of the remodeling request for 8219 Annwood already approved by email.
  - Motion:** On motion made by Mr. McCabe, seconded by Mr. Bonura, the board unanimously ratified the approved request.
  - #08 In Mr. Kay's absence, Mr. Picotte requested ratification for two previously approved requests.

**Motion:** On motion made by Mr. McCabe, seconded by Mr. Bonura, the board unanimously ratified the requests for 8073 Brentwood's window replacement and 8087 Annwood's front plant bed refreshment.

#09 In Ms. Gallagher's absence, there was no report.

#10 Mr. Bonura had no report.

9. **Residents' Questions & Comments.** Ms. Rogers noted the need for tree trimming around the power lines at 8415 Annwood. Mr. Scheldt will check on the matter. Ms. Jarotz questioned when the median on Bardmoor Boulevard would receive attention. Ms. Larson explained that the Bardmoor Boulevard Council is working on the matter as we speak.

10. **Next Meeting**

The next meeting is scheduled for Thursday, April 16, 2026, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 11:19 am.

Prepared by Gayla Larson, Secretary, on March 19, 2026