

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING – April 16, 2026 – 11:00 am

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

Unit owners present were Dolores Faust and Sally Weeks, Assn #1; Ray Kerker and Fred Tarr, Assn #2; Lynda & Dick DiVito, Phil Incerti, JoAnn Kordas, Nacho Mella, and Marilyn Sheehan, 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. Monroe and seconded by Mr. Bonura, the minutes of the March 19, 2026, meeting were unanimously ratified as previously emailed.
3. **Property Manager's Report** – Ms. Fitzgerald reported the cancellation notice was sent to Sunshine Landscaping on March 2, and the association is searching for new bids. Mr. Monroe volunteered to list our used pool furniture on Facebook Marketplace. The new furniture has been received.
4. **President's Report:** President Picotte reported on the purchase of new pool furniture. This equipment was received and installed on March 28, at a cost of a little over \$7,000 from the clubhouse improvement fund. The pool leak in the filter housing is being bid for repair. We are in the process of screening for new landscaping companies, contract to begin August 1st. Our association as well as the whole county is under a Phase III drought restriction. Fines for violations will be \$193 per person, paid by the individual. We are also in the process of accepting bids for palm tree trimming to be done the end of this month. Annual inspection of fire extinguishers and fire hydrants will be performed soon. President Picotte thanked Mr. Scheldt for the work he has done on our sprinkler system.
5. **Treasurer/Rec Hall Manager Report:** Mr. McKay reported that there is \$210.06 in petty cash. He has submitted \$1,960 in rental checks to RPM along with another \$920 delivered to Ms. Fitzgerald today.
6. **Unfinished Business:** None
7. **New Business:** None
8. **Director Comments, Improvements, Remodeling, and/or Sales/Leases**
 - #01 Mr. Scheldt requested ratification on window replacement for 8344 Brentwood which was approved via email.
Motion: On motion made by Mr. Bonura and Seconded by Mr. Kay, the board unanimously ratified this request. Mr. Scheldt also alerted residents that two hooded individuals have recently been seen looking over the back fence on Annwood. Please be alert.
 - #02 Ms. Duchow has no report
 - #03 Ms. Boardman had no report.
 - #07 Mr. Monroe has no report.
 - #08 Mr. Kay reminded residents that we should not be walking our dogs between the properties, close to the unit windows.
 - #09 Ms. Gallagher had no report.

#10 Mr. Bonura had no report.

At Large – President Picotte requested ratification on pool deck power washing for \$250 as approved by email.

Motion: On motion made by Mr. Bonura and seconded by Mr. Scheldt, the board unanimously approved this email approval.

At Large – Ms. Larson announced that the Yellow Books are at the printer and should be ready for distribution shortly. Additionally, she requested that the minutes reflect the thanks of the board and the residents for the on-going work performed for all of us by Howard Picotte and John Scheldt.

9. **Residents' Questions & Comments.** Ms. Sheehan requested someone look at a palm tree in her area which is encroaching on her drainage system. Mr. Picotte and Mr. Scheldt will check this out.

10. **Next Meeting**

The next meeting is scheduled for Thursday, May 21, 2026, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 11:20 am.

Prepared by Gayla Larson, Secretary, on April 16, 2026