

UNAPPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD MEETING – June 26, 2025 – 11:00 am

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

Unit owners present were Judy & Lee Pritchard, Catherine Rehberg, Don Steppie, and Sally Weeks, #1; Cathy Duchow, Ray Kerker, John Millican, and Fred Tarr, #2; Nanette & Paul Footlick and Monty Montgomery, #3; Lynn & Nick DiVito, Donna Gonsalves & Phil Incerti, Steve Laskowski, JoAnn & Ernie Leander, Nacho Mella, Vickie Simpher, and Roberta Williams, #7; Carolyn Jarotz, #9; and Jay Becker, Anne Bonura, Carolyn Loring, and John LoSchiavo, #10.

1. A quorum being present, President Picotte called the meeting to order at 11:01 am. The one-item agenda for the meeting was approved as presented.
2. President Picotte opened the meeting by informing the assembly of the resignation of Willow Tree Nursery, Inc., submitted to Resource Property Management on Friday, June 20th, and effective July 18, 2025. While this resignation is in compliance with our Willow Tree Contract, the time is now short to find a replacement for this service.

He further explained the sequence of events leading up to this resignation and the steps which the board has already and will continue to pursue to ensure proper and adequate replacement service contracts/companies for the services performed by Willow Tree. Their contract with Chateaux de Bardmoor began in 1991. Our rates will very likely increase due to this change of service contractor(s).

At the last board meeting (June 19th) the board created a Grounds Committee which is dedicated to reviewing and evaluating current service providers on a periodic basis. That committee has already been working with Resource Property Management's Tony Serrano, to identify vendors who could fulfill our needs. That committee has developed a comprehensive RFP (Request for Proposal) for this purpose. President Picotte has already a "walk around" of the property with the first of these vendors, and we await their response to the RFP. We further anticipate additional responses to our RFPs.

Due to the fact that Willow Tree's current contract covers landscaping and trash pick-up for our units, it may be necessary to divide the new contracts to cover individual needs which our Associations have. It may also be necessary to work with more than one vendor under contract to perform the various needs of our units. The RFPs may include additional services which are not currently covered by Willow Tree Nursery.

Mr. Pritchard (8345 Brentwood) suggested the board consider purchasing a golf cart for use by the association and use a "dumpster" concept for trash collection. This would require some driving around to the various units to pick up the trash bags if the owners are not able to walk or drive their trash bags to the newly placed dumpster. This would also necessitate a contract for the pick-up and dumping of the dumpster on a regular basis.

Ms. Leander (8223 Annwood) questioned the steps and the timing of this transition, and Mr. Picotte answered her questions and explained that the goal is to keep the continuity going with the new companies.

The board will examine all options open to our association before making a decision and will report their decision and update to any costs to the membership.

Motion: On motion made by Jim McCabe, seconded by Mr. Scheldt, the board unanimously agreed to adjourn the meeting at 11:32 am.

Prepared by Gayla Larson, Secretary, June 26, 2025