

**UNAPPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION COA MASTER
ANNUAL MEETING – DECEMBER 4, 2025**

1. **Directors Announcement:** John Scheldt (#1), Jim McCabe (#2), Erika Boardman (#3), Jim Monroe (#7), Jeff Kay (#8), Marci Gallagher (#9), Frank Bonura (#10), Howard Picotte (AL), and Gayla Larson (AL).
2. **Certifying Quorum:** 121 members in person or by proxy – 87 needed. Quorum was achieved.
3. **Proof of Notice of the Meeting:** Mailed 1st notice October 3, 2025; 2nd notice November 13, 2025. It was posted 14 days in advance of the meeting, and the affidavit is on file at Resource Property Management.
4. **Disposal of any Unapproved Minutes:** President Picotte briefly read the minutes from the December 5, 2024, meeting. On motion made and duly seconded, the minutes were unanimously approved.
5. **Report of Officers:** Treasurer Jeff Kay reported that there is \$374.14 in petty cash and rental income has been forwarded to RPM in the amount of \$2,085.
6. **Reports of Committees:** None
7. **Unfinished Business:** None
8. **New Business:**

a) Vote on Carry-Over Surplus for 2022	Yes 121	No 0 – Vote Carries
b) Vote on Use of Reserves in Event of Catastrophe	Yes 121	No 0 – Vote Carries

Motion: On motion made and duly seconded, the members accepted the proxy vote.

No vote was taken on the waiver of the 2025 year-end financial report, as the statute now requires the report only every other year. A vote on this waiver will be held next year.
9. **Adjournment:** 11:14 am.

Organizational Meeting 11:21 am Nomination of Officers

1. A quorum of board members being present and because there were no vacant positions, the board of directors continues as they were in 2025. The following officers and board members agreed to continue in their current positions for the year 2026.

<p>➤ President:</p>	Howard Picotte (At Large)
➤ Vice-President:	John Scheldt (#1)
➤ Treasurer:	Jeff Kay (#8)
➤ Secretary:	Gayla Larson (At Large)

Directors: Jim McCabe (#2), Erika Boardman (#3), Jim Monroe (#7), Marci Gallagher (#9), and Frank Bonura (#10).
2. **Budget Adoption:** On motion made and duly seconded, the 2026 budget was unanimously accepted as presented.
3. **Adjournment:** On motion made and duly seconded, the meeting adjourned at 11:13 am