

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

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

Unit owners present were Linda Phillips, Robert Ramey, Sally Weeks, and Donna Wigham, #1; Cathy Duchow, #2; Nick & Lynn DiVito, JoAnn Kordas, Nacho Mella, and Marilyn Sheehan, #7; Carolyn Jarotz, #9; and Anne Bonura, Debbie Castiglia, and John LoSchiavo, #10.

1. A quorum being present, President Picotte called the meeting to order at 11:00 am.
2. **Minutes**
Motion: On motion made by Mr. McCabe and seconded by Mr. Scheldt, the minutes of the January 15, 2026, meeting were unanimously ratified as previously emailed.
3. **Property Manager's Report**
Ms. Fitzgerald requested a motion to realign financial reports. We need to reallocate Association #2 funds in line items 520 and 524.
Motion: On motion made by Mr. McCabe, seconded by Mr. Kay, the board unanimously approved the movement of these funds in the amount of \$25,117.12.
4. **President's Report:** President Picotte extended the board's thanks to Manager Fitzgerald for her work in securing payment for outstanding past due amounts from Associations #4 and #5.

He further announced that the board will be investing \$75,000 in a nine-month CD at 3.7% interest.

All directors have now been recertified following a one-hour certification course they attended February 13, 2026.

Further, he thanked Mr. Kay, Mr. McCabe, and Ms. Larson for work done to secure the new Spectrum contract which will become effective March 27th. All pertinent information has been sent to residents via email and is posted on our website.

Special thanks to Mr. Scheldt for the ongoing work he has done in repairs throughout the associations. (Although he has worked alongside Mr. Scheldt the majority of the time, he did not include himself in these thanks.)
5. **Treasurer/Rec Hall Manager Report:** Mr. Kay reported that petty cash is now at \$275.01 and that he delivered rental checks in the amount of \$385. There are five outstanding payment due for \$165 which he will invoice.
6. **Unfinished Business:** The Spectrum contract was further explained and Mr. McCabe reminded everyone that there is additional information on the website regarding streaming channels which are offered free of cost (with commercials).
7. **New Business:** President Picotte and Mr. Kay and Mr. McCabe reported on various topics:
 - Pool furniture repair/replacement: President Picotte reported again on additional information he has obtained regarding three options previously reported and researched on this matter.
Motion: On motion made by Mr. Bonura and seconded by Ms. Larson, the board approved the purchase of new pool furniture from Patio Showcase in the amount of \$7,637.66.

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

#01 Mr. Scheldt had no report.

#02 Mr. McCabe had no report.

#03 Ms. Boardman reported that Association #3 has had their gutters and downspouts cleaned.

#07 In Mr. Monroe's absence, there was no report for Association #7.

#08 Mr. Kay reported that gutters and downspouts have been cleared.

#09 President Picotte will visit her regarding work she is anticipating.

#10 Mr. Bonura had no report.

9. **Residents' Questions & Comments.** Mr. & Mrs. DiVito remarked on a concern they had regarding Unit 8242 Brentwood. When Mr. Monroe returns, Mr. Picotte and Mr. Monroe will address this situation.

10. **Next Meeting**

The next meeting is scheduled for Thursday, March 19, 2026, at 11:00 am.

11. **Adjournment**

There being no further business to come before the board, the meeting adjourned at 11:52 am.

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