

In attendance: Nancy Muenzfeld, Lori Alexander, Stephen Guarino, Beth Copic, and Fran Middleberg

Management Company- Mark Schreiber and Gary Rowden

A motion was made to accept the previous meeting minutes by Guarino and seconded by Copic. The motion was unanimously approved.

Ballots were counted

Guarino presented the 2025 year in review report. He stated that the community's roads are all preserved for another 5-10 years. He also mentioned there were cosmetic improvements in the club house.

He said there were security improvements, such as cleansing fob system and the RFDI system. The number of key fobs were cut by 2/3. RFID's are still being worked on because they are very time consuming.

It was mentioned that the passcodes will be worked on next, and everyone will have a 5-6-digit code. The homeowners can continue to use MYQ application on their phone for entry.

There were technological improvements made in the clubhouse. For example, Apple Play interface was added to the movie theater. There is one single remote that operates everything. Added Sonos in the meeting room and Apple Play as well.

There were also landscaping improvements, trees trimmed from Berwick Blvd to the Tennis courts.

Copic said ARC very busy went over 69 projects. Most popular was landscaping there were 12, with 3 new home constructions.

She requests that all homeowners notify if you are replacing a roof. Roof replacements that are "same for same" needs to be submitted, with a very quick turnaround from the Committee. If you make changing your roof completely, let the committee know also.

Please notify ARC of all tree removals. Very quick response for dead trees also.

She said the Committees' main goal is to approve the homeowners' projects, but those projects must stay within confines of guidelines to maintain standards.

Alexander thanked everyone that served on a committee in the community. There were a lot of great events and many contributing.

She announced that Tammy Leach will chair the social Committee and Scott Ward will chair the clubhouse Committee.

She also noted that volunteers are always needed.

Guarino said the New Years Eve party will be 70's themed. He said the Board needs a head count, please RSVP by December 15, 2025.

Middleberg said the Community's total savings of \$62,000 on various services rendered throughout the year. Mark worked with vendors to get the bills lowered.

The approved 2026 budget is available on the website.

The reserve balance is 502,000. She said the Board is staying within budget, but very careful with what the money is spent on.

There is still a pending lawsuit with Associa that will go on for a while.

The Board will replace the carpet in the meeting room and paint.

Upgrading the internet in the whole clubhouse and trying to get admin passwords, public passwords, security and alarm systems, to take control of the wifi.

Annual dues will remain the same.

Guarino mentioned the community is currently paying Comcast \$1,035/month for fiber optic. Joe from Associa signed the 5- year agreement while he was no longer an employee. Until that contract is up (3.5 years) fiber will be used for the cameras and security system. Sonos will make experience a lot better internet connection.

Sherry Wilson asked if the board has heard back about the drainage on Egrets Landing Ct. There was a Preliminary evaluation with Thomas and Hutton done since the last meeting. Guarino said the Board approved the proposal and Gary will price it out and move forward with the project.

Stephen and Fran received 43 /43 votes each for 2 more years in office.

Wilson asked about the status on delinquent accounts. Muenzfeld said there are 10 homeowners that owed less than \$1,000 and 6 or 7 homeowners that owe more than \$1,000. There are two homeowners in a lawsuit. She said the total in arrears is approximately \$56,000, which is significantly less than in the past.

Leonard asked if there was a plan to replace the flag at the gate. Guarino said the Board purchased a flag, but a bucket truck is needed.

Ward said the drainage work at Misty Marsh looked like it worked well.

Gary will revisit trapping the beavers at Egrets Landing Pond. He said he has set traps previously and hasn't had luck getting it.

Charlotte asked if there is anything that can be done about the parking issue when there are events at the clubhouse. She has gotten blocked a couple times. She said this could be an issue if there was an emergency. Guarino will add to the agenda for the Board to discuss at their meeting in January.

Guarino said the Board still needs to get an evaluation on the lot acquired by Dream Finders.

Board thanked Mark and Gary for their work.

The Board voted on keeping Schreiber as management company and it was unanimously approved.

Alexander said Leslie Shinn collecting donations for the guards, if you have any cash donations, please give them to Alexander.

Motion to adjourn by Guarino and seconded by Middleberg. The motion was unanimously approved.

Meeting adjourned at 7:25