

Yardley Court Homeowner's Association  
Board Meeting Minutes  
June 10, 2025

The Board of Directors of Yardley Court Condominium Association met pursuant to call to order on Tuesday, June 10, 2025, at the community clubhouse. In attendance were Board members, Mary Gault, Kris Hebel, David Daum and Alice Cash.

Residents in attendance: Ila Badger, Patty Hampton, Ann Schroeder, and Maxine Thurman.

Call to Order: Mary Gault called the board meeting to order at 6:00 p.m. and established that a quorum was present.

**Secretary's Report:** The minutes of the previous YC Board meeting on May 13, 2025, were presented to the board via email on May 26, 2025, and were approved. It was confirmed at this meeting that the Minutes were approved and distributed to the residents.

Mary Gault shared "Shout Outs" recognizing homeowners who have put in the extra effort to keep the community beautiful and for those who go above and beyond to be kind to their neighbors. "Shout Outs" will be posted on the bulletin boards each month. If you have a "shout out" you wish to share, please contact Diane via email at [dcsumner1@gmail.com](mailto:dcsumner1@gmail.com) Please submit your "shout out" at least one week prior to the next board meeting on July 7, 2025.

**Residents' questions and comments:**

The board opened the floor for questions and comments from residents. Below is a list of issues:

Bushes will be trimmed end of June.

Grass behind the 8750 dumpster is not being mowed.

Cut grass isn't being properly blown away.  
Tennis court needs weeding.

Damaged plank along the eastern fence needs to be repaired/replaced.

**Treasurer's Report:**

David Daum provided the financial summary for May. The summary was approved and will be posted on the bulletin boards.

**Management Report:**

A Management Report was not provided to the board.

**Old Business:**

- Priority Lighting will complete emergency lighting project in the 8720 and 8800 buildings by the end of June.
- Repair, power washing and staining of the eastern fence will start in the next few weeks. The wooden fence in the pool area will also be power washed and stained.
- Work to resolve structural issues relating to the balcony/deck for unit # 202 in 8720 is completed.
- Pool: Pump needed to regulate pool chemicals is backordered. Tinder was contacted to address pool gate mechanical lock malfunction. Pyles Pool will replace the emergency 911 call box. Will ask Pyles Pool if they can make a new Pool Rules sign.
- Waiting for dates from Landscape Solutions to start new projects.
- Water is leaking around Keller Mellowitz's window. Will ask David Hanzen Group to inspect.
- Brian Kavanaugh will patch the pothole in YC driveway.
- 8820 intercom system needs to be replaced. Tinder will investigate possible solutions. It is likely that an intercom system like 8810 will be installed.
- Deck boards for 8720 #200, 8720 #203; 8750 #202, 8720 #202 need repair. Empire Works will inspect the decks. Bernard Acquafredda will investigate replacing wood deck floors with "Trex", a composite material, and request quotes from distributors.

**New Business:**

- Pool deck rubberized caulking and concrete work will be completed first week in June.
- Pool furniture: the 10 chairs were picked up by Patio Furniture Repairs. Chairs will be returned by the end of July.
- Dirty carpet in 8820 has been cleaned.
- Discussion concerning out of date registration of a vehicle on the property.
- Sexson will inspect AC systems in 8720 and 8750.

- Discussion re painting southside of 8720 siding which is showing signs of wear. Recommend replacing siding with “Hardy Plank” siding vs. vinyl siding. Bernard will obtain bids from companies that carry “Hardy Plank” siding.

**Executive Session:**

- Delinquency updates
- Petty cash card
- Legal Updates
- Adjournment – with no further business, the meeting was adjourned at 7:09 p.m.

Respectfully Submitted,  
Alice Cash  
Board Secretary  
Yardley Court Condominium Association