

**The Courtyards On Royal  
Board Meeting Agenda and Minutes  
December 14, 2025, 11:00 AM**

AGENDA

CALL TO ORDER

Attendance: Marco Famiglietti, Peter Castelleccio, Ann Butler

Alternates: Stan Howat, Jordan Jacobs. Terri entered meeting 11:15 AM.

Other Attendees: Mark Kutash

Owner Count: 2

PJ Pamulo Resignation – Resigned effective November 30, 2025 via email.  
With PJ's resignation there may no longer be an AI synopsis of the meetings.  
Jordan in for PJ. Stan in if Peter leaves early.

Motion to approve November meeting meetings without amendments:  
Marco, 2<sup>nd</sup> Stan. Motion carries.

REPORTS

FINANCES

Treasurer Peter oral report

Bank Accts – Balances

Petty Cash: \$ 2,627.76

Operations: \$ 26,320.76

Savings: \$ 35,562.66

Insurance: Insurance bills for 2026 paid

Taxes – tax bill not yet received

Digitize deeds & legal docs most deeds and legal docs done.

Bank needs Board member information will be done in January after the annual meeting. Tabled to January.

BUDGET COMMITTEE: Recommend Approved budget as amended.

Stan: Move \$3,000 from GoDaddy to Savings.

Motion to Accept 2026 budget for owner vote in January: Marco, Stan –  
Motion carries.

COLLECTIONS Marco: Correct amounts to be confirmed.

TO DO: Marco sending letters/emails to pay, return deed, or get sent to collection.

DELINQUENT OWNERS—Allow Owners Section Access? Board agreed to allow access for up to 3 years and block access after the third year. Castelluccio exits meeting 12:30 PM CST—Stan replaces.

PROPERTY MANAGEMENT (Mark):

Maintenance/Repair List tabled to the annual meeting

Exterior staircase to #6 to be stained after marine grade plywood dries – money allocated.

Interior: #3 – street facing wall – moisture in thru mortar joints – needs attention – 10 X 15 ft – have paint removed, repoint mortar joints – solve the problem of appearance. Getting prices for patching sheet rock and painting, getting prices on bedroom floors to be redone, also upgrade furniture and art work. Pricing is in the works.

Also issues with #3 ceiling, plaster. Will try to have totals ready at the January meeting.

Lead filter for water line. Peter: city being sued; Stan not happening for Years. Tabled.

Cable / Internet TV: All TVs set up for streaming. After 12/15/25 – can cancel and return all equipment to Cox eliminating the cable bill.

Condo #6 tub drain maintenance & repair. Completed.

Change contact for Cox to Mark. Completed.

AirBNB--Current Status: November \$16,356 15 rentals, 58 nights, \$2240 in cleaning fees, 3.78 nights per booking.

Sign up on VRBO in 2026? more exposure to travelers (Marco) City gets taxes from VRBO starting 2026. Mark: Syncing of calendars not perfect. Jordan: Feels it would increase exposure and maybe get more listings. Ann: use for summer months. Marco. Do for the summer months (Jun, Jul, Aug). Give VRBO for June July and Aug: Motion: Marco. 2<sup>nd</sup> Ann. Jordan: list as soon as possible starting in January open for summer only. Motion carries.

Join New Orleans & Co? Mark – no STR category, No Marigny or Bywater. Courtyards does not fit with this organization. Suggests we not do it. Board agreed.

Set-up Jan Owner Meeting. Mark to do.

RCI: Mark: upgraded pictures and sent to RCI to post.  
Trade w other platforms? Yes, they do that (Mark).

Rent my Week form: Mark request list week first and condo unit # on the next line. Also add line for the owner to decide on a minimum nightly rental or leave it up to Mark.

Mark leaves meeting after 50 minutes. 11:50 AM CST

#### WEB/INTERNET

Should delinquents have access to owners' section of website? Marco: If delinquent no access to owners' section. Terri: only have access with option to pay. Agrees with Ann, people are disconnected. If owners want to get back in have a method to let owners in default to get back in. Alternative: "Account temporarily suspended."

Peter: Lost cause after 3 years with that time as a cut-off.

Motion: Terri: cut off after 3 years., 2<sup>nd</sup> Marco. Motion carries.

2027 Fee Schedule-Invoices and Online payment – Tabled

#### SUMMER RENTALS

Jordan's proposal - Summer Rentals: need income. Incremental costs: cleaning, utility bump up, Ann – do we want to do this while experimenting with VRBO? Owner monthly rental – only have the unit cleaned once in 4 weeks? Unit 1,2,4,5 only. Offer only to owners (friends/family on a case-by-case basis). Stan: mid-month cleaning & More wear & tear and potential damages. Peter: any owners coming? Jordan. No, only paid up owners or RCI. Ann. Will it interfere with our VRBO experiment? Jordan: Offer Active Owners only a 30-day summer only rental for Owner/Friends/Family only. Terri: require a deposit? Ann: Minimum age: 25. Stan: 1 month minimum. Ann: Create a form in the Owners Section? Ann agrees with Jordan thoughts on perhaps gaining a few extra rental weeks. Can we put a form in the Owner's section. Marco, best for Jordan & Mark to discuss re rates. Get together. Agree: Tabled until discussion b/t Jordan & Mark.

Terri: Should Courtyards become pet friendly? Ann: Too many problems in the past with fleas and lice. No by the majority.

#### SALES

Marco: Place brochure to buy in units, summer only? Ann: Putting the cart before the horse? Ann: OK. Jordan. How much? Marco. Price doesn't matter. Ann: Not just 1 year's maintenance fee. New owner's need an investment in \$\$\$\$. Marco: Consult with Mark. Stan: \$2,000 1 br. \$3,000

2 br. Ann: Try out on 1 br. units.

TimeShare Today ad? Not at this time.

Solicit new owners—Board agreed to develop a plan to do this. Marco stated his goal would be to have ownership over 50% by the end of next year.  
Motion: Marco: to put sales brochures in units. 2<sup>nd</sup> Terri. Motion carries.

#### BY-LAW REVISION COMMITTEE

Status: All received the email re: attorney to review. Terri: Go with Optowsky to get all set up properly. Motion: To go to Phase 1 with the Attorney, Ann. 2<sup>nd</sup> Terri. Motion carries.

Ann will continue to spearhead by-laws with input for any owners wanting to participate.

#### POLICY & PROCEDURES MANUAL

Update Marco – tabled until by-laws are addressed.

#### DATA REPOSITORY

Location: Ann sending email share access to Marco to continue indexing past meetings and decisions. Copies of available documents to be completed. Specifically recorded deeds.

Stan: Mardi Gras security set.

User names.PW for online apps – Not discussed.

JANUARY OWNERS MEETING Jan 7., 2026 Time: 11:00 AM CST

Board mtg to follow.

ZOOM Link:

To join Zoom Meeting:

[https://us06web.zoom.us/j/82959680656?](https://us06web.zoom.us/j/82959680656?pwd=o6Y2nRCtpkbwKu9anVJJ7v6QGvA6sm.1)

[pwd=o6Y2nRCtpkbwKu9anVJJ7v6QGvA6sm.1](https://us06web.zoom.us/j/82959680656?pwd=o6Y2nRCtpkbwKu9anVJJ7v6QGvA6sm.1)

Meeting ID: 829 5968 0656

Passcode: 746259

Proxy Notice: Attached to Newsletter.

Budget Attached to Newsletter

Marco: Proxy due date move to January 3, 2026.

Adjourned to Jan 7.