

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, November 20, 2025
Location: Social Room**

MINUTES

1. CALL TO ORDER

Bill Borland called the meeting to order at 10:30 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room and mailed to all unit owners on November 3, 2025.

3. ROLL CALL

Present: Bill Borland, Carl Valdiserri, Lee Schuster, Kevin Levreault and Susan Goodman.

4. APPROVAL OF MINUTES

Bill Borland made a motion to approve the previous meeting minutes; Carl Valdiserri seconded. Approved unanimously.

5. ADOPT 2026 BUDGET

Susan Goodman gave a summary of the revisions to the preliminary budget that was sent to owners. The building insurance premium came in less than anticipated, as well as reduced cable tv costs, which will decrease the quarterly amounts due by owners considerably; a revised copy of the approved budget will be included with the mailing of the quarterly coupons in December. Bill Borland made a motion to approve the budget as presented; seconded by Lee Schuster. Approved unanimously.

6. ADJOURNMENT

Meeting was adjourned at 10:37 a.m.

Respectfully submitted,



*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval