



**Horizons Condominium Owners Association
Board of Directors Meeting Summary
Monday, February 9, 2026 | 6:30PM**

The Meeting of the Board of Directors (the “Board”) of Horizons Condominium Owners Association (the “Association”) was duly held via zoom on Monday, February 9, 2026

There were present:

x	Michael Coscia
x	Ed Chamberland
x	Tom Tremblay
x	Michele Butler
x	Kathy Degan
x	Vinny Zaccardi
x	Lorraine Ilsley

ITEM I. Project Discussion

- The Board discussed the elevator modernization project and the two quotes we have received
- The Board discussed the various roof projects identified by SPS

The Board unanimously approved moving forward with SPS for Phase 3 to authorize them to obtain firm quotes on the roof projects, including 3 cottage roofs and deck replacements for decks on roofs.

ITEM II. Financing Discussion

- Approx. \$1.5M will be needed for both elevator and roof projects.
- Various financing options were discussed, with no decisions made, as more information from both SPS and banks is needed.

Respectfully Submitted,

Michelle Butler

Secretary