

**Joint Board of Directors HOA Meeting
LV1 and LV2
July 26, 2026**

Opening

The Joint Board of Directors Meeting was called to order at 2:00 p.m. by LV1 President Bill Tenborg. The members were led in the Pledge of Allegiance, and then led in Prayer.

Present

LV1 – President Bill Tenborg, Vice President Pat Curtis, Treasurer Connie Hinton,

LV2 – Secretary Tammy Neal and Director Betty Crowley. Treasurer Debi Brackett participated via telephone (Treasurer Brackett left the meeting at 2:10).

Secretary's Note: This item was brought up later but has been left here for continuity. Secretary Neal brought up a new business motion for LV2 regarding the composition of the Board due to the resignation of Peter Bryden. A motion was made and seconded to appoint Betty Crowley to fill the vacant LV2 President's seat until the next election. The motion passed by acclamation.

Minutes

A motion was made and seconded to approve the minutes from the Joint Board of Directors meetings of March 29 and April 26, 2026, as presented. The motion passed by acclamation.

Treasurer's Reports

The Treasurer's report for LV1 (copy on file) was read in summary and approved as presented.

The Treasurer's report for LV2 was not presented at this meeting.

Old Business

President Tenborg spoke about the following:

- The committee is still working on rent negotiations, which take place later this year. He provided a brief update on correspondence with Cal-Am and some corporate composition changes. A rental agreement must be reached by October 1.

President Crowley thanked everyone for the nomination and stated that she takes the role very seriously and would continue to try to bring the residents together alongside President Tenborg and LV1. She then spoke about the following:

- There is a vacant Director position on LV2 if any residents are interested in volunteering; please see us after the meeting. Membership forms are also available if you are not currently a member.

New Business

Treasurer Hinton state that sometimes residents approach the Board for assistance and they are not members in the HOA. The Board can only assist if you are a member, and that membership must be renewed annually.

President Tenborg explained that some issues being taken to management require funding, and certain amounts must be presented to corporate for approval. Please be patient when making requests.

President Tenborg stated that pharmacy had reached out to him to see if residents were interested in a mobile on-site flu clinic for various vaccinations. While the services are not free, it may be beneficial to residents who are shut in. If you are interested, he has a signup sheet available.

Questions and comments from the audience included:

- A question was raised about how negotiations work. President Tenborg explained the process.
- There was a question about the ability of the Board to assist in residents' concerns. President Tenborg stated that he would listen, explain what he could do, and to the office and speak to management to try and find a resolution.
- A question was asked about the dead trees from the fire on John Rodes Boulevard and whose responsibility they are to be removed. This will be brought up to the office for them to inquire with Brevard County.
- A resident asked about the trees being replaced from the freeze earlier this year and if it will be for everyone. It is unknown at this time.
- A resident asked about Cal Am renting out empty homes, which is against the prospectus. This will be brought up to the office.

The meeting adjourned at 2:21 p.m.