

**Board of Directors Executive Session Meeting
Notice & Agenda
Monday, December 9, 2024, at 1:00 p.m.
Clubhouse
(Closed to Membership)**

CALL TO ORDER

SECRETARY'S REPORT

- November 11, 2024, Executive Session Board of Directors Meeting Minutes

NEW BUSINESS

- Homeowner Discipline
Violation Detail Report
- Owner Delinquencies & Collections
Outstanding AR & Collection Matters
- Third Party Contracts
- Personnel

ADJOURNMENT

BOARD OF DIRECTORS
General Session Meeting Notice & Agenda
Monday, December 9, 2024 at 2:00 p.m.
Clubhouse

Access is limited. Owners are encouraged to attend via Zoom.

<https://us02web.zoom.us/j/83291805960>
669 444 9171 | Meeting ID: 832 9180 5960

Meeting Rules: As the "Open Meeting Act" provides members may observe the meeting but not participate in the Board's deliberation or votes. Members may address issues during the open forum portion of the meeting. Be polite.

CALL TO ORDER

EXECUTIVE MEETING DISCLOSURE

SECRETARY'S REPORT

- November 11, 2024, Board of Directors Meeting Minutes

TREASURER'S REPORT

- January, 2024 – October, 2024 Financial Reports
- Review and Approve 2025 Reserve Study
- Year End Review Proposal

NEW BUSINESS

- Adoption of Balcony Coating Maintenance Policy
- Holiday Bonuses
- Plumbing System Design Proposal
- Palm Tree Removal & Plant & Palm Tree Planting
- North Laundry Room – Washer & Dryer Purchase
- Pigeon Remediation Project
- Parking Lot Surveillance Cameras Update
- Deck Repairs & Renovation Update
- Dryer Vent Inspection Project
- Steps & Stairs Project

ARCHITECTURAL REPORT

- Review/Ratify Architectural Approval(s)

HOMEOWNER'S OPEN FORUM – *comments limited to three (3) minutes per owner.*

Owner Participation: During the open forum, each attendee may address the Board for up to three minutes. This is your opportunity to speak to the Board.

NEXT MEETING DATE

- Board of Directors Meeting – Monday, January 13, 2024

ADJOURNMENT