

I. Board of Directors Minutes – November 10, 2025

Call to Order

The regular meeting was called to order at 6:56 pm by Lee Reiff, President of the Board of Directors (BOD). We had a quorum.

Minutes

The minutes of the August 11, 2025, meeting were made available to the Board and posted to the website in draft. Motion to officially accept the minutes made by Mary and seconded by Donna– PASSED unanimously by the Board.

Financial Report

Donna Balta presented, and the Board accepted the Financial Report as of October 31, 2025, showing the assets of the Association as:

First Citizens Bank	\$ 31,742.07
Gold Coast MMA	136,614.50
Gold Coast CD	<u>79,161.04</u>
Total Assets	\$247,517.61

Roll Call

A roll call of BOD members was called by Lee Reiff, President. Present were Donna Balta, Treasurer; Mary Breier, Secretary; and Barbara Reinke, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

Old Business

- A. The Village repaired two holes at the parking lot entrance on Brookside Glen.
- B. After three years, the Village finally sent copies of the elevator certificates which have been posted. Building 7716 won't be reinspected until later.
- C. Courtesy Cleaning began cleaning the buildings on Monday August 4th. The foyer tile was pressure cleaned. They also cleaned the carpet on the 4th floor at 7728. We will call them next spring to clean all the buildings.

New Business

- A. We had a serious rainstorm on August 12th and the new gutters at 7728 worked. No waterfalls, as seen on our other buildings.
- B. Yard Pro planted five Bloomerang Lilac trees and one white Hydrangea. They all seem to be doing very well thanks to the diligent work of Barbara Reinke and Rick Breier who kept them watered. One Lilac at 7722 had to be staked due to heavy winds. Another Lilac at 7710 was damaged by wind or vandalism. We are working on replacing it.
- C. Three Brothers added red mulch to many trees. We will be looking for a new landscape company in the very near future. Their current contract ends in April.
- D. State Farm increased our monthly insurance by \$1,503 or \$18,035 per year. As you learned in our August meeting, our monthly payment was raised to \$4,127 in October.
- E. At least 10 dryer vents have not been cleaned. This is becoming quite a problem. One homeowner was home but refused to let Aspen enter to clean the vent.
- F. Due to being unable to coordinate day and time to inspect the elevator at 7716, (Otis & Thompson), we have not been able to receive an update elevator certificate. Sandy is still working on getting the elevator inspected.
- G. Bruno's Tuckpointing repaired several cracks in the building bricks at 7722. Individual bricks were removed and replaced with new bricks. Glass blocks have been replaced in the 7722 Garage. Bruno's will repair remaining cracked bricks on the front of 7722 in the near future. Some 7722 balconies will be checked for cracks in the bricks.
- H. The Budget for 2026 was discussed and quite a few questions answered. The Board of Directors approved a \$39 dollar increase in the monthly Association payments for 2026. Payments were increased from \$285 per month to \$324 per month. Lee motioned to approve the budget, seconded by Donna– PASSED unanimously by the Board.

Adjournment

Lee motioned to adjourn the meeting and Donna seconded the motion. Meeting adjourned at 7:36 p.m.

We continued with the Annual Election of Officers for the coming year.

II. ANNUAL ELECTION MEETING Minutes November 10, 2025

Call to Order

The annual election meeting (was called to order at 7:37 pm by Lee Reiff, President of the Board of Directors,

Sandy Dittman of S.P. Management advised that since the slate of officers was not contested the following current officers would retain their positions for another year. Denise Bartolotta motioned to accept the slate of officers and Rick Breier seconded the motion. No one opposed, motion carried.

1. Merrily Reiff, President
2. Donna Balta, Treasurer
3. Mary Breier, Secretary
4. Barbara Reinke, Director

There being no further business, the meeting was adjourned at 7:39 pm.

The floor was opened to owners present with many questions and concerns discussed.