**Call Meeting to Order and Determination of Quorum:** Tom Wurst called the meeting to order at 10 a.m. Board members present were Tom Wurst, Bev Donaldson, Anthony Giorgio (by phone) and Trevor Donaldson, constituting a quorum. Multiple owners were present.

**Vote Results:** Votes from the Owner’s Proxy were tabulated and announced:

* Clubhouse Roof: 54 votes received, with 47 in favor of changing the clubhouse roof to metal and 6 against. Motion passes. Next steps for the clubhouse roof, include decisions on color and soffit repairs
* Tennis Court/ Pickleball Court: 54 votes were received, with 30 in favor and 24 against. Motion fails.

**Regular Order Business:** Motion to proceed to new Board meeting.

**Approval of Prior Minutes**: Motion passes to approve minutes from the December Board Meeting.

**Treasurer’s Report:** B. Donaldson provides a financial update, fiscal year end 2024 showed an operational balance of $76,215 and reserve account of $749,991.

* This amount includes the balance of the remaining plumbing project funds which will be finalized and closed out within the next month.
* The excess plumbing funds may be used towards the new clubhouse roof, which is estimated at $39,720 and any remaining storm repairs not covered by our insurance.
* Total storm damages were $371,800, with $249,000 already paid and $122,000 projected for future repairs.
* It is possible that only $39,122 of that remaining amount may be covered by insurance.

**Manager’s Report: David Pilkey**

* General update on work being done on property for storm damage repair.
* Work on website beginning. Should be completed in February.
* Pool heater replaced

**Elevator and Fire Pump Issues:**

* Discussed the status of the elevators, including ongoing repairs and the need for further maintenance. Discussed investigating the cost of replacing the elevators to address long-term reliability issues.
* Discussed the fire pump, including the need for leak detection and potential replacement of the line.

**Pipe Project Update:**

* Almost entirely finished. Of the nearly $1million budget, the project finished $128,000 under budget.
* The Board announced the decision to not reimburse owners for PVC or washer/ dryer connection boxes which had been replaced at owner’s expense prior to re-pipe project

**Landscaping:**

* Discussed the termination of the current landscaping contract and the need to seek new bids for lawn care and maintenance once a new landscape plan is installed.
* Discussed the requirements for a new landscape, and seeking bids for landscape installation.

**Termite Remediation in Clubhouse:**

* Termite remediation is complete and discusses the need for further repairs to the clubhouse ceiling.
* Suggestion by Board for replacing furniture and making additional repairs to the clubhouse to improve its appearance. Given possible scale of expenditure, may require condo vote to approve renovation.

**Tennis Courts:**

* Given that the pickleball vote failed, it was agreed that minor cost improvements and renovations would be done on the court as needed. Postponing a decision to do a larger project to resurface the courts for the present time to save cost.

After the Board agenda comes to a close, the floor is open to owners.

**Next Meeting:** Board Meeting February 26, 2025 at 10:00 a.m. in clubhouse and via Zoom.

**Adjournment:** Motion was made and seconded to adjourn. Motion carried. Meeting adjourned at 11:30 a.m. by Tom Wurst, President.

Respectfully submitted,

Anthony P. Giorgio, Board Secretary