

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTORS MEETING
REGULAR MEETING via Zoom
February 6, 2024**

Board Members Present

Darryl Anderson, President
Hazel Anderson, Director
Michelle Stevenson, Director

Joyce White, Vice President
Cheri Osborne, Secretary

Other Attendees:

Matt Mericle, CVI – Community Manager
Gloria Rice – On Site Manager

Board Members Absent:

Robert McCeney, Director

RESIDENTS PRESENT:

Paula Reed 10222-203
Linda Woods 10224-T6
Keisha's iPhone unknown

Marie McBroom 10228-102
Monique Tyes 10200-105

CALL TO ORDER

Darryl Anderson called the Regular Session to order at 7:02 p.m.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

NONE

MINUTES

Joyce White made a motion to approve the December 5, 2023, minutes. The motion was seconded by Cheri Osborne and passed 5/0.

AGENDA

No Changes

REGULAR SESSION:

ACTION 1. J&S Professional Refuse Service submitted a proposal for 2024 costs.

SUMMARY

The contract with J & S Trash (Code 4016 – Trash Removal) has expired. The new contract proposal is as follows (attached).

Current 2024/2025Budget New Rates Effective Jan 1, 2024 to Dec 31, 2024

Trash	\$4,455.00	\$4,555.00 per month
Bulk	\$0.00	\$0.00 (<i>included with Trash</i>)
Recycle	1,400.00	\$1,509.00 per month

The previous renewal prices:

	<u>Current</u>	<u>2022/2023 Budget</u>	<u>New Rates Effective June 1, 2022</u>
Trash	\$4,262.00	\$71,000	\$4,455.00 per month
Bulk	\$950.00		\$0.00 (<i>included with Trash</i>)
Recycle	\$1,343.00		\$1,400.00 per month

The Board provided a unanimous email vote to approve the renewed contract. Ratification needed.

Cheri Osborne made a motion to ratify the email vote to approve the renewed contract. It was seconded by Hazel Anderson and all were in favor.

- ACTION 2.** The 2024/2025 proposed Board Meeting date schedule has been forwarded to the Board under separate cover. We are requesting the Board’s approval of the meeting dates prior to publication to the owners in the coupon mailing in April.

Cheri Osborne made a motion to change the July 2nd meeting date to Wednesday, July 10, 2024. It was seconded by Joyce White and all were in favor.

- ACTION 3.** The 2024 Annual Meeting is scheduled for May 7, 2024. The call for nominations will be mailed to all owners on February 2, 2024. The deadline to submit names for the three 3 year positions is 4:30 PM, March 8, 2024. The Board needs to appoint an Election Committee.

Tabled. Will wait to decide when nominations come in.

- ACTION 4.** The Board has reviewed the draft budget for 2024/2025. The Board needs to make a motion to send the draft budget to the owners for their review.

Cheri Osborne made a motion to send the draft budget to owners for their review. It was seconded by Joyce White and all were in favor.

TREASURER’S REPORT:

Treasurer’s report was emailed to owners.

BUILDING REP REPORT:

NONE

COMMITTEE REPORTS:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

NONE

OPEN COMMENTS FROM THE FLOOR:

NONE

ADJOURNMENT:

Joyce White made a motion to adjourn the meeting at 7:19 pm. The motion was seconded by Michelle Stevenson and passed 5/0.

Approved:

DARRYL L. ANDERSON

DARRYL L. ANDERSON (Apr 4, 2024 09:27 EDT)

Signed

Date