

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

Board Members Present

Darryl Anderson, President
Hazel Anderson, 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
Michelle Stevenson, Director

RESIDENTS PRESENT:

Linda Woods 10224-T6
Marie McBroom 10228-102

Geraldine Nelson, 10206-103

CALL TO ORDER

Darryl Anderson called the Regular Session to order at 7:01 p.m.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

NONE

MINUTES

Cheri Osborne made a motion to approve the June 4, 2024, minutes with edits. The motion was seconded by Joyce White and passed 4/0.

AGENDA

Joyce White made a motion to approve tonight's agenda with no changes. The motion was seconded by Cheri Osborne and passed 5/0.

REGULAR SESSION:

ACTION 1. Homeowner Requests:

- a. Suraya Sadeed, owner 10206-204, submitted an Architectural Change Request form to replace one window and the sliding glass door in her unit. Board approved via email vote 6/10/24. Email vote ratification needed.

Joyce White made a motion to approve email vote. It was seconded by Cheri Osborne and all were in favor.

- b. Phil Harkins, owner 10204-T4, submitted an Architectural Change Request form (attached) to replace one window in his unit. Majority Board approved via email vote 7/9/24. Email vote ratification needed.

Cheri Osborne made a motion to approve email vote. 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:

Ms. Nelson reported that the neighbor above does not have carpet.

Ms. Nelson also reported an issue with the rose buds.

Ms. Nelson requested the removal of the island near her parking space for additional parking.

Ms. Nelson reported her building floors look bad

Handicap logo faded and need to be stenciled in at 10206.

Walkway step tips need painting

10200 homeowner request to paint stairwells. Joyce White made a motion to approve stairwell painting at front entrance coming into 10200. Board agreed to look at other stairwells that need painting at September board meeting. This was seconded by Cheri Osborne to proceed, and all were in favor.

10248 & 10250 large trees are dead. Matt will get updated pricing to remove.

Matt will get pricing for camera replacements for September meeting.

ADJOURNMENT:

Joyce White made a motion to adjourn the meeting at 7:21 pm. The motion was seconded by Cheri Osborne and passed 4/0.

Approved:

DARRYL L. ANDERSON

DARRYL L. ANDERSON (Sep 25, 2024 08:38 EDT)

Signed

Date