

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTOR MEETING
REGULAR MEETING via Zoom
April 1, 2025**

Board Members Present

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

Joyce White, Vice President
Cheri Osborne, Secretary

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

Robert McCeney, Director

RESIDENTS PRESENT:

Linda Woods 10224-T6
Marie McBroom 10228-102
Kimkia Hunter 10226-106
Marie McBroom 10228-102

Gloria Roundtree 10228-104
Geraldine Nelson 10206-103
Altha Faruq 10234-102

CALL TO ORDER

Darryl Anderson called the Regular Session to order at 7:00 p.m.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

NONE

MINUTES

Joyce White made a motion to approve March 4, 2025 minutes. The motion was seconded by Cheri Osborne and passed 5/0.

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. The 2025 Annual Meeting notice was mailed to all homeowners on March 28, 2025. There are 4 candidates for the two available positions listed on the ballot: Darryl Anderson for a three-year position and a vacant one-year position. The Annual Meeting is

scheduled for May 6, 2025. Board will need to select an Election Committee.

Linda Woods volunteered to certify the 2025 elections.

- ACTION 2.** J&S Professional Refuse Service submitted a 2025 renewal for board approval (attached).
Summary:
V. Compensation:
A. Owner shall compensate Contractor upon monthly submittal of invoice.
B. Compensation for the trash removal shall be in the amount of \$ 4655 per month.
C. Compensation for the recycling removal shall be in the amount of \$ 1609 per month.
The recycling weight report will be attached to each recycling bill. These bills represent the hauling, removal and dumping charges in full. The bill for the month will be paid after the work has been completed for that month.

This was the 2024 pricing:

- IV. Compensation:
A. Owner shall compensate Contractor upon monthly submittal of invoice.
B. Compensation for the trash removal shall be in the amount of \$ 4555 per month.
C. Compensation for the recycling removal shall be in the amount of \$ 1509 per month.
The recycling weight report will be attached to each recycling bill. These bills represent the hauling, removal and dumping charges in full. The bill for the month will be paid after the work has been completed for that month.

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

- ACTION 3.** Clean Advantage has submitted their 2025 proposal to strip & wax hallway floors in all 24 buildings (attached). Board will need to approve proposal.

Tabled for additional bids.

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:

Geraldine Nelson having water issues. Most likely sediment and air in the lines. Maintenance will inspect again.

ADJOURNMENT:

Cheri Osborne made a motion to adjourn the meeting at 7:15 pm. The motion was seconded by Joyce White and passed 5/0.

Approved:

Darryl L. Anderson
Darryl L. Anderson (May 14, 2025 08:25 EDT)

Signed

Date