

**CONDOMINIUM NUMBER ONE OF THE PINES INC.  
BOARD OF DIRECTOR MEETING  
REGULAR MEETING via Zoom  
February 4, 2025**

**Board Members Present**

Darryl Anderson, President  
Hazel Anderson, Director  
Robert McCeney, Director

Joyce White, Vice President  
Cheri Osborne, Secretary

**Other Attendees:**

Gloria Rice – On Site Manager

**Board Members Absent:**

Michelle Stevenson, Director

**RESIDENTS PRESENT:**

Linda Woods 10224-T6  
Jackie (no unit address)  
Val Hodges 10214-T1 & 10228-T3  
(no name) 10204

Michelle Henry 10210-303  
MG (no unit address)  
Kendrick Flood 10202-204  
Hunter 10226-106

**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**

Joyce White made a motion to approve December 3, 2024 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.**     10224 Prince LLC (Michael Ward), owner 10224-307, submitted an Architectural Change Request for board approval to replace sliding glass door and windows. This was conditionally approved via email by majority vote.  
Board needs to ratify approval vote.

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

- ACTION 2.** The 2025/2026 proposed Board Meeting date schedule is below. We are requesting the Board's approval of the meeting dates prior to publication to the owners in the end of year mailing in April.

May 6, 2025 – Annual Meeting  
June 3, 2025  
July 1, 2025  
August 5, 2025  
September 2, 2025  
October 7, 2025  
November 4, 2025  
December 2, 2025  
January 2026 – No meeting scheduled  
February 3, 2026  
March 3, 2026  
April 7, 2026

**Cheri Osborne made a motion to approve the meeting dates prior to publication to owners in April mailing. It was seconded by Joyce White and all were in favor.**

- ACTION 3.** The 2025 Annual Meeting is scheduled for May 6, 2025. The call for nominations was mailed to all owners on January 31, 2025. The deadline to submit names for the three-year positions is 4:30 PM, March 10, 2025. The position is currently held by Darryl Anderson and there is one vacant position. Does the Board wish to appoint an Election Committee?

**Linda Woods volunteered to serve on the Election Committee.**

- 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 7:18 pm. The motion was seconded by Cheri Osborne and passed 5/0.**

Approved:

Darryl L. Anderson

Darryl L. Anderson (Mar 6, 2025 08:28 EST)

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Signed

Date