

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

Board Members Present

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

Joyce White, Vice President
Cheri Osborne, Secretary
Michelle Stevenson, Director

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

RESIDENTS PRESENT:

Linda Woods 10224-T6
Celeste Mason 10226-208
Val Hodges 10214-T1 & 10228-T3
Gail Clanton 10222-303
Gloria Whitley 10214-T2
Terri's iPhone (address not identified)
Karen Rodgers 10200-205
Shirley Ballard (unknown owner)
Debra Woodard 10210-301

Michelle Henry 10210-303
Jamela Smith 10224-308
Kendrick Flood 10202-204
Marie McBroom 10228-102
Gloria Roundtree 10228-104
Brian's iPhone (address not identified)
Keji Ogunleye 10230-T4
10226 Prince Pl (unknown unit #)

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 February 4, 2025 minutes. The motion was seconded by Cheri Osborne and passed 6/0.

AGENDA

Joyce White made a motion to approve tonight's agenda with no changes. The motion was seconded by Cheri Osborne and passed 6/0.

REGULAR SESSION:

- ACTION** **1.** An open meeting is scheduled with the owners to discuss the proposed 2025/2026 budget. The Board needs to approve the budget at the close of the meeting if there are no objections. Coupons, the budget summary, and forms for direct debit will be mailed to all owners in April 2025. The new budget will take effect May 1, 2025.

Approved 5/1. Joyce White abstained.

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:

Gloria Whitley requests additional security camera(s) to cover the back of property.

ADJOURNMENT:

Cheri Osborne made a motion to adjourn the meeting at 7:36 pm. The motion was seconded by Hazel Anderson and passed 6/0.

Approved:

Darryl L. Anderson

Darryl L. Anderson (Apr 4, 2025 08:12 EDT)

Signed

Date