

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTOR MEETING
ANNUAL MEETING via Zoom
May 6, 2025**

Board Members Present

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

Joyce White, Vice President
Cheri Osborne, Secretary
Robert McCeney, Director

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

RESIDENTS PRESENT:

MG (no address)
Aderonke Coker 10248-T1

Kimkia & Evelyn Hunter 10226-106

OPEN COMMENTS: NONE

The May 6, 2025 Annual Meeting was called to order at 7:00pm and adjourned at 7:01pm due to a lack of quorum. The Annual Meeting will re-convene June 3, 2025.

Approved:

Darryl L. Anderson

Darryl L. Anderson (Jun 4, 2025 12:48 EDT)

Jun 4, 2025

President/Date

Secretary/Date

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May 6, 2025**

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Hazel Anderson, Director
Michelle Stevenson, Director

Joyce White, Vice President
Cheri Osborne, Secretary
Robert McCeney, Director

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

RESIDENTS PRESENT:

Linda Woods 10224-T6
MG (no address)
Aderonke Coker 10248-T1
Shana Murray 10210-203

Kendrick Flood 10202-204
Kimkia & Evelyn Hunter 10226-106
Ebony Mahoney 10230-T5
George Smith 10206-302

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:

Matt answered treasurer's report and collections process questions.

REGULAR SESSION:

- ACTION** **1.** The Association received a quote for dryer vent cleaning from TD duct. Dryer vent cleaning performed by the Association is very beneficial when going to renew the insurance policy. The proposed work is the following: We propose to provide labor and materials necessary to clean (304) accessible dryer vents in multiple risers in 12 buildings. The work will be done using extension ladders from the outside and roof and the work will be scheduled during normal working hours. All windows & doors must be shut during the cleaning process. Total for above \$19,760.00.

Cheri Osborne made a motion to approve. 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 7:30 pm. The motion was seconded by Cheri Osborne and passed 6/0.

Approved:

Darryl L. Anderson

Darryl L. Anderson (Jun 4, 2025 12:48 EDT)

Signed

Date