CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTOR MEETING
REGULAR MEETING via Zoom
February 3, 2026

Board Members Present:

Darryl Anderson, President	Michelle Stevenson, Director
Joyce White, Vice President	Hazel Anderson, Director
Cheri Osborne, Treasurer	Kimkia Hunter, Secretary

Other Attendees:	**Board Members Absent:**
Letitia Thomas – Community Manager	Robert (Bob) McCeney, Director
Matt Mericle – Community Manager	

RESIDENTS PRESENT:
Linda Woods 10224-T6
Michele Henry 10210-303
Jule & Michael Billings 10204-208
Marie McBroom 10228-102

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
Cheri Osborne made a motion to approve December 2, 2025 minutes. The motion was seconded by Michelle Stevenson and passed 5/0.

AGENDA
Michelle Stevenson made a motion to approve agenda with no changes. It was seconded by Cheri Osborne and passed 5/0.

REGULAR SESSION:

ACTION 1. Homeowner Requests:

a. 10244-201, Architectural Change Request to replace windows & sliding glass doors. Need to ratify board email vote to approve as long as windows & glass doors are in compliance with Pines One Bylaws & Rules & Regulation guidelines.

Cheri Osborne made a motion to approve the window & sliding door replacement. It was seconded by Michelle Stevenson and passed 5/0.

b. Julie Andracsek, owner 10204-208, requests board approve keyless digital locks or other measures on foyer doors for safety of residents. Her email is attached.

Matt discussed this request with the Board. Matt is to get pricing for the Board to review and depending the pricing if the Board decides to move forward a survey will go out to the community as this may also be a funding issue.

ACTION 2. J & S Professional Refuse Service Inc: Need to ratify board email vote to approve trash contract January 1, 2026, to December 31, 2026, with the correction from 4 to 5 pickup days per week.

Cheri Osborne made a motion to approve the trash contract. It was seconded by Michelle Stevenson and passed 6/0.

ACTION 3. Brightview Landscape Services submitted a January 2026 Fence Line Cutback for board approval. Total cost $2,536.31

Matt recommended to table this until the spring after we have received the snow bills to see where we are financially. Cheri Osborne made a motion to approve the trash contract. It was seconded by Michelle Stevenson and passed 6/0.

ACTION 4. The 2026/2027 proposed Board Meeting date schedule is below. We are requesting the Board's approval of the meeting dates prior to publication to the owners with the end of year mailing in April.

May 5, 2026 – Annual Meeting
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026
October 6, 2026
November 3, 2026**-date changed to November 5, 2026**
December 1, 2026
January 2027 – No meeting scheduled
February 2, 2027

March 2, 2027
April 6, 2027

Cheri Osborne made a motion to approve the 2026/2027 meeting dates with a change of the November meeting to November 5, 2026. It was seconded by Michelle Stevenson and passed 6/0.

ACTION **5.** The 2026 Annual Meeting is scheduled for May 5, 2026. The call for nominations was mailed to all owners on January 30, 2026. The deadline to submit names for the three-year positions is 4:30 PM, March 6, 2026. The positions are currently held by Robert McCeney, Cheri Osborne and Kimkia Hunter.

Matt just proved an update on the Annual meeting and informed the residents and Board that if they plan to run they need to submit the nomination form.

ACTION **6.** The Board has reviewed the draft budget for 2026/2027. The Board needs to make a motion to send the draft budget to the owners for their review.

Matt presented the draft budget to the Board. Darryl and the Board had some concerns if they would need to make adjustments due to the current snow storm. The Board will continue to review and make adjustments.

Cheri Osborne made a motion to approve the 2026/2027 draft budget to be sent to homeowners once adjustments have been made. It was seconded by Michelle Stevenson and passed 6/0.

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:

- Michele Henry asked about the status of the painting of the doors. She was informed that the Board me with the staff and they are in the process of finalizing the colors and the project will commence in the Spring.
- Linda Woods stated that a lot of the B spaces are difficult to park in due to the snow and the A spaces are clearer. Matt informed her that towing has been suspended until the snow clears and a notice will go out to the community when towing resumes.

ADJOURNMENT:

Cheri Osborne made a motion to adjourn the meeting at 7:26 pm. The motion was seconded by Joyce White and passed 6/0.

Approved:

Darryl L. Anderson
Darryl L. Anderson (Mar 4, 2026 18:07:04 EST)

Signed Date