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

**Board Members Present:**
Darryl Anderson, President
Hazel Anderson, Director
Cheri Osborne, Treasurer
Joyce White, Vice President
Kimkia Hunter, Secretary

**Other Attendees:**
Gloria Rice – On Site Manager
Matt Mericle – Community Manager

**Board Members Absent:**
Michelle Stevenson, Director
Robert (Bob) McCeney, Director

**RESIDENTS PRESENT:**
Linda Woods 10224-T6
Keji Ogunleye 10230-T4
Val Hodges 10214-T1 & 10228-T3
Geraldine Nelson 10206-103
Kendrick Flood 10202-204
Maria Gay, RJT Realty & Investments 10224-207 (PM)
Danielle Hannon 10200-T6
Terri's iPhone (Terri Sheppard 10236-208?)

**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 3, 2026 minutes. The motion was seconded by Cheri Osborne and passed 5/0.

**AGENDA**
Cheri Osborne made a motion to approve tonight's agenda as is with no changes. It was seconded by Joyce White and passed 5/0.

**REGULAR SESSION:**

**ACTION** **1.** 10246-T6, Architectural Change Request to replace windows & sliding glass doors. Need to ratify majority 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 ratify email approval vote. It was seconded by Joyce White and all were in favor including Michelle Stevenson's absence pre-approval.**

**ACTION** **2.** An open meeting is scheduled with the owners to discuss the proposed 2026/2027 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 2026. The new budget will take effect May 1, 2026.

**After hearing comments from the homeowners that attended the meeting and with no objections, Joyce White made a motion to approve the 2026/2027 budget, effective May 1, 2026, with no increase in assessment fees. It was seconded by Cheri Osborne and all were in favor, including Michelle Stevenson's absence pre-approval.**

**TREASURER 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 reported her hot water looks milky

Parking stickers were discussed by an owner. Stated that we can look into the cost of the change.

**ADJOURNMENT:**

Joyce White made a motion to adjourn the meeting at 7:38 pm. The motion was seconded by Cheri Osborne and passed 5/0.

Approved:

Darryl L. Anderson
Darryl L. Anderson (Apr 9, 2026 15:04:32 EDT)

Signed Date