

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTOR MEETING
REGULAR MEETING via Zoom
April 7, 2026**

Board Members Present:

Darryl Anderson, President
Hazel Anderson, Director

Cheri Osborne, Treasurer
Michelle Stevenson, Director

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

Joyce White, Vice President
Robert (Bob) McCeney, Director
Kimkia Hunter, Secretary

RESIDENTS PRESENT:

Linda Woods 10224-T6
Val Hodges 10214-T1 & 10228-T3
301-633-7095 (? phone # not in system)

Aderonke Coker 10248-T1
Patricia Kenan 10232-103

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:

Matt advised parking lot asphalt work is planned for Fall 2026.

MINUTES

Cheri Osborne made a motion to approve March 3, 2026 minutes. Cheri Osborne mentioned correction needed to Discussion notes on 3/3/26 Executive Session minutes. The motion was seconded by Michelle Stevenson and passed 4/0.

AGENDA

Cheri Osborne made a motion to approve tonight's agenda with no changes. It was seconded by Michelle Stevenson and passed 4/0.

REGULAR SESSION:

ACTION

1. The 2026 Annual Meeting notice was mailed to all homeowners on March 27, 2026. There are 3 candidates for the three available positions listed on the ballot: Cheri Osborne, Kimkia Hunter & Bob McCeney for a three-year position. The Annual Meeting

is scheduled for May 5, 2026. The Vote HOA website went live on April 1, 2026. As a reminder, all voting will be done electronically and there will be no paper ballots.

If any owners have zero access to the internet to vote, they can contact CVI for accommodations and assistance.

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:

NONE

ADJOURNMENT:

Cheri Osborne made a motion to adjourn the meeting at 7:12 pm. The motion was seconded by Michelle Stevenson and passed 4/0.

Approved:

Darryl L. Anderson

[Darryl L. Anderson \(May 6, 2026 16:15:51 EDT\)](#)

Signed

Date