

**CONDOMINIUM NUMBER ONE OF THE PINES INC.
BOARD OF DIRECTOR MEETING
REGULAR MEETING via Zoom
May 5, 2026**

Board Members Present:

Darryl Anderson, President
Joyce White, Vice President

Cheri Osborne, Treasurer
Robert (Bob) McCeney, Director

Other Attendees:

Gloria Rice – On Site Manager
Matt Mericle – Community Manager

Board Members Absent:

Michelle Stevenson, Director
Hazel Anderson, Director
Kimkia Hunter, Secretary

Residents Present:

Brian Hodges 10248-204
Aderonke Coker 10248-T1
Vanessa Buchelli 10202-101
(301) 633-7095 (did not identify)

Linda Woods 10224-T6
Kendrick Flood 10202-204
George Smith 10206-302

CALL TO ORDER

Darryl Anderson called the Regular Session to order at 7:12 p.m.

DETERMINATION OF QUORUM

Darryl Anderson announced quorum.

OPEN COMMENTS:

George Smith asked Matt for an update to vehicles parked with Virginia tags.

MINUTES

N/A

AGENDA

N/A

REGULAR SESSION:

ACTION 1. Stephanie Cora, Property Manager for 10246-107 submitted Architectural Change Request for board approval to replace bedroom windows.

Joyce White made a motion to approve provided compliance with guidelines. It was seconded by Cheri Osborne and all were in favor.

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:

Bob McCeney made a motion to adjourn the meeting at 7:19 pm. The motion was seconded by Joyce White and passed 4/0.

Approved:

Darryl L. Anderson
Darryl L. Anderson (Jun 3, 2026 16:51:38 EDT)

Signed

Date