

QUEENS GRANT I, HPR

Board of Directors Meeting

July 2nd, 2025

Via zoom

HTA Staff Present: Ronda Durham, *Property Manager*
Mark Megliore, *Financial Director*

Members Present: Patricia Courtney, *President*
Ryan Beal, *Sec-Treas*
John Melidones, *Director*

1. Call to Order: The meeting was called to order at 10:00 a.m. A quorum was present.

2. Approval of Minutes: The minutes of the Regular Meeting held May 7, 2025, were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

FINANCIALS:

Mark presents financials noting our cash flow challenge based on the timing of insurance payments. Mark noted that the reserve balance remained low despite a June transfer. Ronda will reach out to Mark McDonald at Assured Partners to follow up on the re-write of our insurance policy. The final roof assessment ends in July of 2025. We will no longer receive this income. Board discussed the need to increase next year's reserve fund due to loss of the roof loan prepayment income.

OLD BUSINESS:

ARB changes were approved, and Scott Wild will record for the association.

NEW BUSINESS/DISCUSSION:

Schedule a meeting with US Lawns and Low Country Irrigators to locate control devices and shut off valves for the new irrigation that has been installed.

Review of the budget for 2026: Pattie will draft a budget letter for the Board review once the adjusted numbers are available from Mark. Increases in trash, pest control, termite baiting and utilities, particularly water and sewer, have increased. The management fee has also increased as this is the 3rd year of contract.

BOA UPDATES:

Pattie updated that the erosion control project, starting in September at the smaller pond and continue through October, with larger pond areas addressed in subsequent years.

Next Board meeting September 3, 2025 at 10:00 via zoom.

Approved by
Patricia Courtney, *President*

Approved Date:

Draft