

# QUEENS GRANT I, HPR

Board of Directors Meeting

May 7<sup>th</sup>, 2025

Via zoom

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

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

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**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 March 5th, 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. The board discusses options to address the issue of financing insurance premiums and borrowing from reserves. This discussion has been open for quite some time, but the Board seeks full agreement on a unified approach before drafting a plan for owners.

## **OLD BUSINESS:**

Newsletter will go out within next two weeks.

The ARB has been in development for over a year and is now ready for a vote by the community membership.

## **NEW BUSINESS/DISCUSSION:**

Irrigation work with Irrigators has been approved by the Board \$6,410 and needs to be scheduled. The Board agreed that the current system is not sustainable and that replacing it would be more cost effective in the long run.

## **BOA UPDATES:**

Patricia updates the board on discussions with PDPOA regarding the \$75,000 reimbursement request. Marc and Pattie review and refine the draft. Chief Griner has been replaced by Captain Johnson. Follow up with Captain Miller or Captain Johnson regarding dog leash laws.

The next BOA meeting is scheduled for June 25, 2025 at 4:30 p.m.

Next Board meeting July 2, 2025 at 10:00 via zoom.

Approved by  
Patricia Courtney, *President*

Approved Date:

Board approved July 2, 2025 Board meeting \_\_\_\_\_

Draft