

QUEENS GRANT I, HPR

Board of Directors Meeting

March 5, 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 January 8, 2025, were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

FINANCIALS:

The Board discussed insurance issues, with proposing an extra payment towards insurance and Mark M. suggesting a reserve for insurance deductibles. They agreed on the need to adjust their payment methods and create a reserve to be self-sufficient in insurance payments in the future. The board discusses options to address the issue of financing insurance premiums and borrowing from reserves. The Board seeks full agreement on a unified approach before drafting a plan for owners.

OLD BUSINESS:

Marc Okner and Ronda to compose a newsletter for “Spring cleaning”
Proceed with getting irrigation quotes from the landscaper. At least the front beds and courtyards facing the parking lot.

NEW BUSINESS/DISCUSSION:

The board discusses an inquiry from an owner about service yard replacement costs. Patricia and Ronda explain that their current approach using cypress wood and replacing entire yards is more cost-effective in the long run than piecemeal repairs or using cheaper materials. They defend their vendor selection process and price. They also discuss past issues with other contractors and the importance of adhering to specifications.

The board discusses several topics related to the community's maintenance and finances. They approve a motion to have Nate inspect the irrigation system and provide an estimate for repairs or replacement. The board also reviews the landscape budget, noting that they are

being selective about tree trimming to manage costs. They discuss recent improvements to fencing and building exteriors, which have been well-received by residents.

BOA UPDATES:

Patricia updates the board on discussions with PDPOA regarding lagoon erosion costs and road ownership. Security concerns are raised, with Patricia mentioning her car was recently broken into. The board suggests adding cameras in courtyards and mailboxes, with John Smith to follow up on security requests.

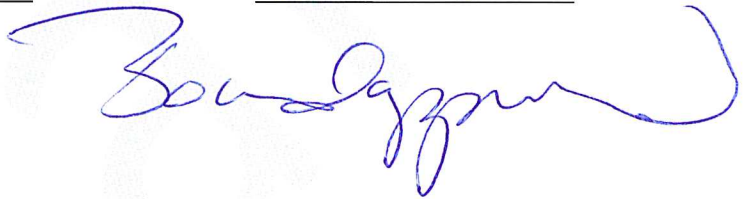
The next BOA meeting is scheduled for April 23rd, 2025

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

Approved by
Patricia Courtney, *President*

Approved Date:

5-7-25

A handwritten signature in blue ink, appearing to read "Boudry", written over a horizontal line.