

Arbor Pointe Condominium Association

Monthly Meeting of the Board of Directors

Wednesday, August 12, 2026

1. Meeting Called to Order

The meeting was called to order by President Dave Hamilton at 4:00 p.m. on Wednesday, August 12, 2026.

Present: President Dave Hamilton; Vice President Paul Malczewski via FaceTime; Treasurer Sharon Jeampierre; Secretary Gina Ramazini; Member-at-Large Teri Frederickson; and Member-at-Large Nick Nellis.

Absent: Member-at-Large John Laufer.

2. Approval of Meeting Minutes

Nick Nellis made a motion to approve the meeting minutes from July 15, 2026. Teri Frederickson seconded the motion. The motion carried.

3. Treasurer's Report

The Treasurer's Report as of July 31, 2026, was presented.

Account	Balance
Forte Checking	\$33,412.37
Forte Money Market	\$109,060.11
Total Reserve Accounts	\$109,060.11
Total Checking/Savings	\$142,472.48

4. Old Business

a. Owner Concerns and Updates

The Board discussed owner email concerns and provided updates on ongoing issues.

b. Roofing — 2027 Plans

Correction to the July 15, 2026, meeting minutes: Plans for 2027 include replacing the roofs on five four-family buildings. Shingles have already been purchased in 2026 for one of the scheduled roof replacements.

c. Painting

Painting on all two-family buildings has been completed, with the exception of one building due to a bee infestation.

5. New Business

a. Rules and Regulations Updates

1. Smoking

Pursuant to the Original Declaration, Article J — Rules and Regulations, the Board has received complaints regarding smoking.

The Board has determined that when a written complaint is submitted regarding excessive smoke entering a neighboring unit, the Board will notify the smoker in writing that smoking must occur a minimum of twenty-five (25) feet from any windows that open, any entry door, including a patio door, front entrance, or garage door. The Board noted that twenty-five (25) feet is a commonly accepted distance for many businesses.

Once a smoker has been notified in writing, the smoker must comply with the requirement. Failure to comply will result in a \$25.00 fine for each occurrence.

Complaints must be verifiable and submitted in writing to the Board of Directors through the EasyHOA website under **Grievances**.

2. Unit Sale Initiation Fee

The Board of Directors has decided to add the following provision to the Rules and Regulations:

Any sale of an existing unit will be assessed an initiation fee of \$335.00, or the amount of the current monthly condominium fee at the time of sale, whichever is applicable. The fee will be collected and deposited into the Association's Reserve Account.

This provision does not apply to units sold in Phase Five by the developer. The developer will contribute \$2,500.00 per unit to the Association's Reserve Account upon the sale of each Phase Five unit.

Once a Phase Five unit has been purchased from the developer, any subsequent sale of that unit will be subject to the \$335.00 initiation fee, or the amount of the current monthly condominium fee at the time of sale.

b. Condominium Association Insurance

The Association's insurance premium has increased by 6%. The policy will be renewed and paid on August 15, 2026.

c. 2027 Budget

The Board has begun preparing the Association's 2027 operating budget.

6. Motion to Adjourn

Nick Nellis made a motion to adjourn the meeting. Teri Frederickson seconded the motion. The motion carried.

The meeting adjourned at 5:30 p.m.