

Tuckaway Shores Condominium Association Board Meeting Minutes –Tuesday, November 18, 2025

Board Members Present: Michelle Brown, Darrell Frank, Dawn Jasper, Tom Kessenich, Candy Pegoraro, Randy Rehberg, and Teresa Trawitzke, along with Taylor Lawrence from Sentry.

Executive Session: The board went into session virtually at 5:30 p.m.

Call to Order: Open meeting was called to order by President Candy Pegoraro at 5:35 p.m.

Homeowners Present: Karen Grishaber.

Minutes of Previous Meeting: October minutes were approved.

Financial Report: The October and yearend financial reports were approved. Working funds as of October 31 were \$335,562. Delinquent accounts as of October 31 totaled \$4,861, which is 1.04 percent of total assets.

Operational Calendar: The Board reviewed the operational calendar and the Maintenance & Repair work log.

Committee Reports:

- **Pier 4:** The sprinkler system's 5-year check took place and no problems were found. A sump pump was repaired.
- **Lake & Landscaping team:** Bluemel's completed a majority of the fall cleanup and will return to finish after all the leaves are down. Geese control product will be ordered in January.
- **Finance team:** The yearend financials were completed. The water usage statistics will be updated.
- **Architectural Control team:** A request for window replacement at 8329 was approved.
- **Maintenance & Repair team:** Bulbs were replaced in 2 lightposts. More replacement signs were installed, and the new large entrance signs will be delivered soon.

New and Old Business

Roof replacement: Standard Roofing's quote for replacing the Pier 11 roof was approved (by email).

Gutter cleaning: Gutters will be cleaned after Thanksgiving.

Board Decision Log: Key decisions are centrally documented for easier reference in future decision-making. No decisions were added.

Next Board Meeting: Tuesday, January 20, 2026 at 5:30 p.m.

Adjournment: Meeting was adjourned by President Candy Pegoraro at 5:55 p.m.

Respectfully submitted,
Randy Rehberg, Secretary