
**Board of Directors Executive Session Meeting
Notice & Agenda
Monday, December 8, 2025, at 1:00 p.m.
Clubhouse
(Closed to Membership)**

CALL TO ORDER

SECRETARY'S REPORT

- November 21, 2025, Executive Session Board of Directors Meeting Minutes

NEW BUSINESS

- Homeowner Discipline
- Owner Delinquencies & Collections
- Third Party Contracts

**General Session Meeting Notice & Agenda
Monday, December 8, 2025 at 2:00 p.m.
Clubhouse**

Access is limited. Owners are encouraged to attend via Zoom.
<https://us02web.zoom.us/j/88581582179>

669 900 6833 | Meeting ID: 885 8158 2179

Meeting Rules: As the "Open Meeting Act" provides members may observe the meeting but not participate in the Board's deliberation or votes. Members may address issues during the open forum portion of the meeting. Be polite.

EXECUTIVE MEETING DISCLOSURE

SECRETARY'S REPORT

- November 21, 2025, Board of Directors Meeting Minutes

TREASURERS REPORT

- January 2024 – October 2025 Financial Reports

NEW BUSINESS

- Hydro Jetting Proposals
- Emergency Lockboxes
- Entry & Deck Resurfacing Update
- Balcony & Door Painting Update
- Electrical Proposals
- Plumbing System Design Proposal
- Dryer Vent Inspection Project
- Steps & Stairs Project Update

ARCHITECTURAL REPORT

- Review/Ratify Architectural Approval(s)

• **Member Participation:** During the open forum, each attendee may address the Board for up to three minutes. This is your opportunity to speak to the Board.

NEXT MEETING DATE

- Board of Directors Meeting – Monday, January 12, 2026

ADJOURNMENT