QUEENS GRANT I, HPR

Board of Directors Meeting
September 3, 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* 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. Greg Bowles submitted his proxy to Pattie.

2. Approval of Minutes: The minutes of the Regular Meeting held July 2, 2025, were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

FINANCIALS:

Mark presented the financial overview, noting that the capital reserve fund was improving but still low, and the operating account owed $20,000 to insurance. The income and expenses were reported to be in good shape, with water and sewer costs slightly over budget. No questions were raised about the financials.

New regime fees would be effective December 1, 2025. The coupons will be ordered after the Annual meeting on October 10, 2025.

OLD BUSINESS:

N/A

NEW BUSINESS/DISCUSSION:

The Annual meeting packet was mailed out today and will also be sent via email. There are -2- candidates for the ballot and one seat available.

Marc inquired about implementing a fine schedule for violations, but Patricia explained that any changes to Rules and Regulations regarding a fine schedule would require legal action and owner approval from 2/3 of the membership.

The Board approved project 582, which involves replacing ductwork, repairing warped plywood flooring, and installing approved insulation.

The board also discussed project 570, which involves working with pavers, and Ronda confirmed no dumpster would be needed for this project.

The Board approved the installation of pavers in courtyards at 570 and Ronda also noted no dumpster required for this project. Remind the owner of drainage when installing pavers. Be mindful of adjoining units and drain away from them with the paver installation.

The Board also addressed an issue with the back door threshold at Unit 599 confirming that it was the regime's responsibility to repair the rotten wood underneath the door

BOA UPDATES:

The board discussed ongoing lagoon work, which started with $50,000 in approved funding for the year, with additional work being completed to avoid stopping mid-project. Patricia raised concerns about mosquito spraying services not being provided to condos, noting this was a growing issue that might require legal action in the future, though the board agreed the timing wasn't right yet.

EXECUTIVE SESSION:

Next Board meeting scheduled November 5th, 2025, at 10:00 via zoom.

Approved by
Patricia Courtney, *President*

Approved Date:

10-23-25
Board meeting