

Las Palmas Board of Directors Meeting Minutes

Date: October 29, 2024

Location: Zoom Video Conference

Time: 6:00 PM

Call to Order: 6:09 PM

Attendance:

- Board Members Present: Josh Kitner, Brenda Falger, Kellie O'Connell
- Management Representative: James Myrthil, Ameri-Tech Property Management

Motions and Discussion Points:

1. Approval of Previous Meeting Minutes

- **Motion:** The board decided to defer the approval of the previous meeting minutes until the next board meeting.
 - (Fagler/O'Connell) 3 in favor / 0 opposed / 0 abstentions. Motion Carries

2. Community Re-Roofing Project

- **Project Scope:** The board discussed comprehensive re-roofing due to aging infrastructure and storm-related damage. Full roof replacements were deemed essential, with a focus on cost-effective long-term solutions.
- **Funding Options:** The board reviewed potential funding strategies, including securing a loan, a special assessment, or an HOA increase to support project costs. Director O'Connell suggested allowing homeowners to pay their share upfront to minimize loan needs.
- **Outcome:** Further review of financing and payment structures was planned and will be decided in a future meeting.
- **Bid Review:** The board evaluated bids, with McAuley Roofing's proposal (offering a 15-year warranty) identified as the lowest bid.
- **Motion:** Director Kitner moved to authorize immediate roof repairs through McAuley Roofing, capped at \$251,000, pending a full vetting process.
 - (Kitner/O'Connell) 3 in favor / 0 opposed / 0 abstentions. Motion Carries

6. Annual Meeting Scheduling

- **Date Selection:** The annual meeting was scheduled for January 15, 2025, with notice to be sent 60 days in advance.

7. Adjournment

- 7:11 PM (Kitner/Falger) 3 in favor / 0 opposed / 0 abstentions. Motion Carries