



MINUTES OF QUARTERLY MEETING OF BOARD OF DIRECTORS
Tuesday, April 15, 2025

Meeting called to order by Maria Torbiak at 6:04 p.m.

Roll Call:

Maria Torbiak	Present
Zvi Friedman	Present
Svetlana Kagan	Absent
Steve Moeller	Present
Eugene Posman	Present

There was a Quorum present. Also present at the meeting - Manager Katya Legott and Assistant Yanetsy Cabello.

There were **18** residents present.

Proof of Notice: Affidavit was presented at the meeting.

Motion: Motion was made by Maria Torbiak to accept the minutes of the last meeting as written.

Seconded by: Steve Moeller

Vote: All in favor. **Motion Passed.**

President of the Board, Marie Torbiak, opened the meeting by thanking residents for their attendance.

The Board proceeded to discuss the following items on the agenda:

CONSTRUCTION UPDATE:

Concrete Restoration:

The Board informed the residents that the construction project is proceeding as planned and remains on schedule. Completion is expected by December 2025, weather permitting and assuming no major unexpected deficiencies are identified by the Engineer or Contractor.

Roof Project:

The roof is about 90 % completed, the board however is in dispute with Salomon and will seek legal counsel to move forward.



Pool Deck:

Pool deck will be closed in June of 2025

Garage:

We are on target and are scheduled to be completed at the end of 2025.

FINANCIAL STATUS OF YEAR TO DATE OF CURRENT ASSESSMENT

ASSESSMENT COLLECTED TO DATE (As of 3/31/2025)

Total Assessment Collected (3/31/25)	\$9,307,000
Total Expenses (3/31/25)	\$ 5,851,000
Interest earned	\$ 118,000
	\$3,574,000

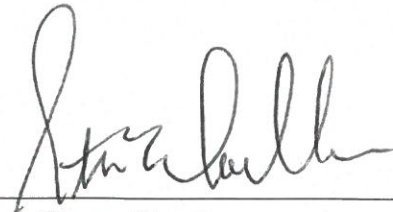
Projected Total Assessment Collected	\$11.9M	
Projected Total Assessment Expenses	\$13.21M	
Projected Reserve Funding	\$1.31M	

Motion: Motion was made by Marie Torbiak to adjourn the meeting.

Second by: Zvi Friedman

Vote: All in favor. **Motion Passed**

Meeting was adjourned at 7:48 p.m.

Read and approved by , Secretary.
Steve Moeller