



MINUTES OF QUARTERLY MEETING OF BOARD OF DIRECTORS
Thursday, August 7, 2025

Meeting called to order by Maria Torbiak at 6:07 p.m.

Roll Call:

Maria Torbiak	Present
Zvi Friedman	Present
Boris Shvartser	Present
Steve Moeller	Present
Eugene Posman	Absent

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

There were 7 residents present and 14 residents attending via Zoom.

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: Boris Shvartser

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 board continues to be in dispute with Salomon; however, the roof project has been completed except for the drain covers installation. Salomon will install the covers in the first week of September.



Pool Deck:

The pool deck remains closed until further notice.

There is a delay due to the untimely POA response to our pool deck design.

FINANCIAL STATUS OF YEAR TO DATE OF CURRENT ASSESSMENT

ASSESSMENT COLLECTED TO DATE (As of 6/30/2025)

Total Assessment Collected (06/30/25)	\$10,199,000
Total Expenses (06/30/25)	\$ 6,890,000
Interest earned	\$ 137,000
	\$3,446,000

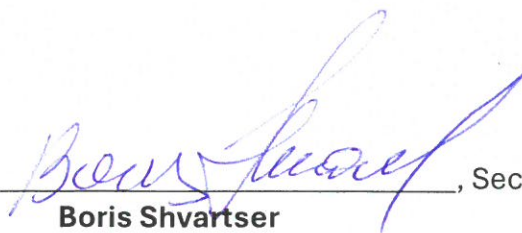
Projected Total Assessment Collected	\$11.9M	
Projected Total Assessment Expenses	\$13.793M	
Projected Reserve Funding	\$1.893M	

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

Second by: Steve Moeller

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

Meeting was adjourned at 8:04 p.m.

Read and approved by , Secretary.
Boris Shvartser