



MINUTES OF BOARD OF DIRECTORS' QUARTERLY MEETING  
Wednesday October 22, 2025

**Meeting called to order by** Maria Torbiak at 6:00 P.M.

**Roll Call:**

Maria Torbiak	Present
Zvi Friedman	Present
Boris Shvartser	Present
Steve Moeller	Absent
Eugene Posman	Present (on the phone)

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

There were **10** residents present. There were **12** residents present on 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.

**Second by:** Zvi Friedman

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

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

**CONSTRUCTION UPDATE:**

**Pool Deck:**

Additional work has been added to our original scope of work, such as Pool repairs and Planter revisions which total an additional 90 days which means pool deck remains closed and pool deck work (weather permitting) is expected to be completed in **June of 2026**. In addition, the setback is also contributed to, Change orders and inclement weather.



**Garage:**

A new completion date has been provided for the pending garage work. Our new completion date is **September of 2026.**

**FINANCIAL STATUS OF YEAR TO DATE OF CURRENT ASSESSMENT**

**ASSESSMENT COLLECTED TO DATE (AS OF 9/30/2025)**

Total Assessment Collected <b>9/30/2025</b>	\$10,908,018
Total Expenses <b>9/30/2025</b>	\$7,530,943
Interest Earned	\$155,146

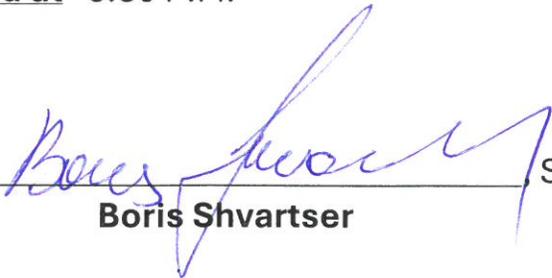
<b>Projected</b> Total Assessment Collected	\$11,900,000	
<b>Projected</b> Total Assessment Expenses	\$14,209,000	
<b>Projected</b> Reserve Funding	\$2,309,000	

**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** 6:30 P.M.

Read and approved by  Secretary.

**Boris Shvartser**