



MINUTES OF QUARTERLY MEETING OF BOARD OF DIRECTORS
Tuesday March 24, 2026

Meeting called to order by Maria Torbiak at 6:00 p.m.

Roll Call:

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

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

There were 8 residents present and 8 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: Eugene Posman

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

President of the Board, Marie Torbiak, opened the meeting and it was handed over to the Treasurer Steve Moeller.

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

CONSTRUCTION UPDATE:

Pool Deck:

Pool deck remains closed, as stated in last meeting adding the planters and pool to our project has delayed the project by another 90 days. It was also discussed that the pool is scheduled to be completed on June 30, 2026. However, we still need to complete the deck and planters before the pool deck can officially be opened for use.

Garage:

The completion date for the garage remains as **September of 2026.**



FINANCIAL STATUS OF YEAR TO DATE OF CURRENT ASSESSMENT

ASSESSMENT COLLECTED TO DATE (As of 2/28/2026)

Total Assessment Collected (02/28/26)	\$11,900,000.00
Total Expenses (02/28/26)	\$ 8,716,000
Interest earned	\$ 185,000
	\$3,344,000

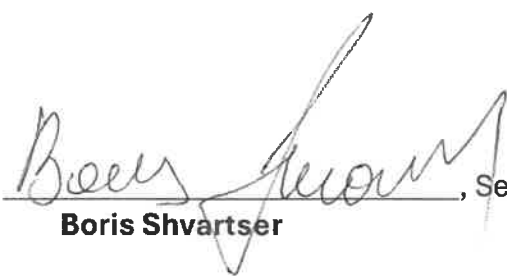
Projected Total Assessment Collected	\$11.9M	
Projected Total Assessment Expenses	\$13.681M	
Projected Reserve Funding	\$1.621M	

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 6:30 p.m.

Read and approved by , Secretary.
Boris Shvartser