



AGENDA

Regular Board of Directors Meeting

December 4th, 2025

Onsite at the Pavilion

- I. Call to Order: 6:30pm
- II. Establish Quorum
- III. Owners Forum
- IV. Approve Minutes of Previous Meeting
 - A. Board of Directors Regular Meeting: October 30th, 2025
- V. Reports
 - A. President's Report - President Saturnia
 - B. Treasurer's Report - Treasurer Burton
 - 1. October 2025 Financials
 - 2. Delinquencies
 - 3. Reserve Fund Status
 - C. AAB Report - Secretary O'Donnell
 - 1. Christmas Decorating Contest
 - D. Committee Reports - Secretary O'Donnell
 - E. Property Management Report - GM Milner-Kanemoto
- VI. Unfinished Business
 - A. Architectural Advisory Board (AAB) vacancy
- VII. New Business
 - A. Updated Appraisal Proposal for Insurance
 - B. Proposed Facilities Committee and Charter
 - C. Proposal for Website Platform Transition
 - D. Additional Vegetation Debris Removal- Community Park Fire Breaks
 - E. Park Rock Pile Mitigation
 - F. Social Committee Request: MahJong Supplies
 - G. Tennis Committee Request: Vaptr Court Drying Machine
 - H. DLNR Communication Re: Trail Access
- VIII. Executive Session
- IX. Next Meeting

The Next Regular Meeting of the BOD will be January 29th, 2026 at 6:30pm.
- X. Adjournment