



Board Meeting Minutes

May 31, 2024

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer (7:08); Abe Kone, Secretary; Chris Hoffman, Sandra Bonet, Keesha Bruno, Rosemary Elliott, Mildred Rivera

Board Members Absent: 0

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 62 registered, with 17 attending

Proceedings: Called to order by President Montalvo at 7:01 pm

Acceptance of Minutes by Consensus of the Board

May 3 Open Meeting

May 3 Executive Session

Financial Report:

2024-032 - Motion to approve Kone/Bonet 8/0, Motion Passed

Manager's Announcement and Operational Reports:

2024-033 Motion to approve Fariello/Hoffman 9/0 Motion Passed

Old Business:

New Business:

2024-034 Motion to approve Committee Volunteers

Appeals Bonet/Bruno 9/0

Architectural; Review Bruno/Fariello 9/0

Communications Bruno/Kone 9/0

Election Bruno/Fariello 9/0

Finance Bruno/Kone 9/0


Floating Volunteers Bruno/Fariello

Recreation Bonet/Bruno 9/0

2024-035 Motion to approve Bettyanne Nevill to the floating committee
Bonet/Kone 9/0

Meeting moved into Executive Session at

Submitted by:


Abe Kone, Board Secretary

APPEALS

Beverly Barnhill

Barbara Sweeney

Mary Alexander

Sean Reilly

Sebastian Neri

David Montalvo

ARCHITECTURAL REVIEW COMMITTEE

Nancy Padilla

Patsy Ortiz

Mary Alexander

Dave Coykendall

Sean Reilly

David Montalvo

COMMUNICATIONS

Sandra Bonet

Michael J. Tyrrell

Sharon Kennedy

James Ruffini

David Montalvo

ELECTION

Beverly Barnhill

Dave Coykendall

Johnny Barnhill

Barbara Sweeney

FINANCE

Sandra Bonet

Ibrahima Kone

James Plum

Mary Alexander

Michele Valero

David Montalvo

FLOATING VOLUNTEERS

Vanessa Ortiz

Bettyanne Nevil

Patsy Ortiz

Jennifer Krause

Leo Tyrrell

Zora Lechene *

RECREATION * Non-member of PEPOA (non-voting volunteer)

Maria Montalvo

Maryann Rodriguez

Mildred Rivera

Leonardo Chamorro *

Angela Manning

Robert Hampp

Eileen Arroyo

Michael J. Tyrrell

Sharon Kennedy

Debbie Weatherford

Lisa Ortiz

David Montalvo