



Board Meeting Minutes

May 3, 2024

Board Members in Attendance: David Montalvo, President; Christine Morton, Treasurer; Abe Kone, Secretary; Charles Fariello, Chris Hoffman, Sandra Bonet, Mary Alexander

Board Members Absent: 0

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 63 registered, with 44 attending

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

Acceptance of Minutes by Consensus of the Board

April 5, 2024, Open Meeting
April 5, 2024, Executive Session
April 19, 2024, Special Meeting
April 19, 2024, Executive Session
April 3, 2024, Executive Session

Financial Report:

2024-023 Motion to accept the Financial Report Fariello/Bonet 7/0 Motion Passed

Manager's Announcement and Operational Reports:

2024-024 Motion to accept the Cm Announcements and Operational Reports Hoffman/Kone
Motion passed.

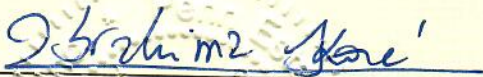
Old Business: None

New Business:

- 2024-25 Motion to accept the 2023 Audit Kone/Bonet 7/0 Motion Passed
- 2024-26 Transfer of 2023 Excess Funds in the amount of \$ 789,112.00 to the Reserve Account
Alexander/Fariello 7/0 Motion Passed
- 2024-27 Motion to amend Rules and Regulations to assign hearing of Variances to the ARC
Kone/Fariello 7/0 Motion Passed
- 2024-28 Motion to amend the Committee Manual (ARC) Morton/Bonet 7/0 Motion Passed
- 2024-29 Motion to approve purchase and installation of Cameras at the community complex funded
from Capital Reserves Kone/Hoffman 7/0 Motion Passed
- 2024-30 Motion to approve the purchase of Storm Inlet Box funded from Capital Reserves
Bonet/Hoffman 7/0 Motion Passed
- 2024-31 Motion to approve both pools and lake as "swim at your own risk" due to lack of lifeguards.
Alexander/Hoffman 7/0

Meeting moved into Executive Session at 7:51 pm.

Submitted by:

A handwritten signature in blue ink, appearing to read "Abe Kone", is written over a horizontal line.

Abe Kone, Board Secretary

