



Board Meeting Minutes

September 6, 2024

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Abe Kone, Secretary; Keesha Bruno, Chris Hoffman, Mildred Rivera, Rosemary Elliott, Sebastian Neri

Board Members Absent: 0

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager; Susan Strunk, Community Relations Manager

Members attending: 58

Proceedings: Called to order by President Montalvo at 7:10 pm

Acceptance of Minutes:

2024-048 Motion to approve July 12, 2024, Executive Session Minutes, Morton/Bruno 9/0, Motion Passed
2024-049 Motion to table August 2, 2024, Open and Executive Session Minutes, Morton/Bruno 9/0 Motion Passed

Finance Report:

2024-050 Motion to accept the August Financial Reports, Neri/Kone, 7/2 Motion Passed
Ms. Bruno and Ms. Elliott opposed.

Manager's Announcement and Operational Reports:

2024-051 Motion to accept, Morton/Kone, 9/0 Motion Passed

Old Business:

None

New Business:

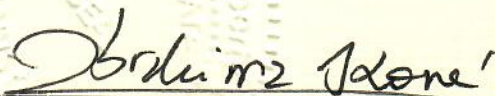
2024-052 Motion to hire an independent forensic accountant to check our finances. Bruno/Kone, 5/4. Motion Passed. Mr. Montalvo, Mr. Fariello, Mr. Hoffman, and Ms. Morton Opposed.

2024-053 Motion to remove / divert the feed of cameras in common areas from the Community Manager's office to the Public Safety department. Bruno/Elliott 2/7 Motion Failed. Mr. Montalvo, Mr. Fariello. Mr. Kone, Mr. Hoffman, Ms. Rivera, and Ms. Morton opposed.

2024-054 Motion to form a Short-Term Rental Committee, Rivera/Neri, 9/0 Motion Passed

Meeting moved into Executive Session at 11:20 pm

Submitted by:

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

Abe Kone, Board Secretary