



Board Meeting Minutes

November 1, 2024

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Abe Kone, Secretary; Keesha Bruno (left meeting at 11:45 pm), Chris Hoffman, Mildred Rivera, Rosemary Elliott (left meeting at 12:29 am)

Board Members Absent:

Sebastian Neri (Excused)

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 53 Registered, with 24 attending

Proceedings: Called to order by President Montalvo at 7:03 pm

Acceptance of Minutes:

2024-060 August 2, 2024 Open Meeting Approved, Morton/Kone 8/0; Motion Passed

2024-061 August 2, 2024, Executive Session Approved, Bruno/Hoffman 8/0; Motion Passed

2024-062 October 4, 2024, Open Meeting 8/0; Hoffman/Kone

2024-063 October 4, 2024 Executive Session Approved; Morton/Hoffman, Ms. Bruno opposed, Ms. Elliott abstained

Treasurers Report:

2024-064 Motion to approve Kone/Hoffman 6/2 Ms. Bruno and Ms. Elliott, opposed; Motion Passed

Manager's Announcement and Operational Reports:

2024-065 Motion to approve, Kone/Fariello 8/0; Motion Passed

Old Business:

Consider adoption of the Director Electronic Communication Usage - Tabled.

New Business:

2024-066 Motion to adopt the 2025 Operating and Capital Budget, Morton/Fariello 6/2; Motion Passed Ms. Bruno and Ms. Elliott, Opposed

2024-067 Motion to adopt the 2024-2025 Fee Schedule – Tabled

2024-068 Motion to approve Paula Hampton to the Recreation Committee, Bruno/Kone 8/0; Motion Passed

The meeting moved into an Executive Session at 8:40 pm

The open meeting reconvened on November 2nd at 12:48 am

2024-069 Motion to record open meetings and executive sessions of the Board. The recording to be held in the office for transcribing the minutes for accuracy. The recording to be destroyed once the the minutes are approved. To be amended if Hybrid meeting start. Morton/Kone; 8/0 Ratified motion passed.

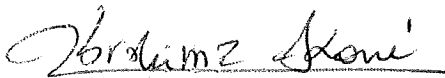
2024-070 Motion to approve the 2024-2025 Fee Schedule, amend as submitted to include Seasonal Amenity Pass from \$50.00 to \$150.00. Hoffman/Kone, 8/0; Ratified Motion Passed

2024-071 Motion to approve Directors Electronic Communication Usage Policy, amend Section D, Part 1 To the President (in their absence, an Executive Board member) or Community Manager. Kone/Hoffman, 6/0, Directors Bruno and Elliott opposed; Ratified Motion Passed

2024-072 Motion to hire Collie Holdings, Public Relations Firm, for a three-month trial basis, up to \$2500.00 per month. Kone/Morton 5/2 Directors Rivera and Elliott opposed; Ratified Motion passed.

Motion to adjourn – Montalvo/Hoffman 6/0 Motion Passed

Submitted by:



Abe Kone, Board Secretary