



Special Board Meeting Minutes

November 18, 2024

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Chris Hoffman, Mildred Rivera, Sebastien Neri

Board Members Absent: Keesha Bruno (unexcused), Abe Kone (excused)

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 52 registered, with 16 attending

Proceedings: Called to order by President Montalvo at 7:35 pm

2024-074 Motion –The Association shall seek to contract with a CPA for consulting services to help the Board determine whether a forensic audit is advisable and, if so, its objectives and scope. Further, that: -

- Director Christine Morton is authorized to contact three (3) CPA's and schedule interviews with the Board;
- No other person is authorized to contact prospective CPA consulting candidates on behalf of the Association;
 - The consulting CPA shall not be either the CPA who performed the Association's most recent audit nor the CPA who will perform any forensic audit;
 - Within one week of the adoption of this motion, Directors shall provide Director Christine Morton with their specific written concerns about the Association's financial records and any suspected fraud, embezzlement or misappropriation of funds;
 - This information will then be provided to the prospective CPA consulting candidates prior to any engagement;
 - Costs of the consulting services shall not exceed \$15,000.00 without the Board's additional approval; and

- The Board shall select the consulting CPA at its next regular Board meeting or at a Special Board meeting called for that purpose. Montalvo/Hoffman 6/0 Motion Passed

The meeting adjourned at 7:39 pm.

Submitted by:

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

Abe Kone, Board Secretary