



## Board Meeting Minutes

**February 7, 2025**

**Board Members in Attendance:** David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Abe Kone, Secretary; Lisa Ortiz, Mildred Rivera, Sebastian Neri, Millicent Wynter

**Board Members Absent:** Chris Hoffman (excused)

**Penn Estates Staff in Attendance:**  
Phyllis Haase, Community Manager

**Members attending:** 58 registered, with 24 attending

**Proceedings:** Called to order by President Montalvo at 7:01 pm  
Appointment of Millicent Wynter and Lisa Ortiz to the Board of Directors, with their term ending May 3, 2025

**Acceptance of Minutes:**

**2025-001** Motion to accept the following minutes Kone/Fariello 8/0 Motion Passed

December 6, 2024, Open Meeting  
December 6, 2024, Executive Session  
December 8, 2024, Special Meeting  
December 8, 2024, Executive Session  
December 10, 2024, Special Meeting  
December 10, 2024, Executive Session  
January 23, 2025, Special Meeting  
January 23, 2025, Executive Session

**Financial Report**

**2025-002** Motion to accept the report, Kone/Neri 8/0 Motion Passed

## **Manager's Announcement and Operational Reports:**

**2025-003** Motion to accept announcements and reports Fariello/Kone 8/0, Motion Passed

**Old Business:** None

### **New Business:**

**2025-04** Motion to appoint William Owens and Company as the 2025 Judge of Elections.  
Fariello/Rivera 8/0, Motion Passed

**2025-05** Motion to select March 19 as the 2025 Record Date, Kone/Neri 8/0, Motion Passed

**2025-06** Motion to approve unbudgeted capital expense of \$5405.00 (TEM)for GateHouse Kiosk ID Scanner and Loop Replacement from \$2400.00 plus installation \$610.00 totaling \$3010.00 (Loikits), authorize Carry over from 2024 to 2025 for Public Safety Building \$16,000.00, Kone/Neri, 8/0 Motion Passed

**2025-07** Motion to approve the following members to committees, Kone/Neri, 8/0 Motion Passed

**Appeals:** Carmen Rivera      **TNR:** Carmen Rivera

**ARC:** Carmen Rivera      **Finance:** Carmen Rivera

**Election Committee:** Sandra Bonet, Beverly Barnhill, Paula Hampton  
Johnny Barnhill, Mary Alexander

**Recreation:** Joseph Hurley, Denise Hurley, Alexis Meister, Zack Meister

**2025-08** Motion to amend the Rules and Regulations to include Golf Carts, Fariello/Kone, 7/1

Director Neri opposed; Motion Passed

- **Announcement** of the 2025 Board Candidates to the membership took place.

The meeting moved into Executive Session at 7:43 pm

The open meeting reconvened at 11:01

**2025-09** Ratified Motion to approve Campbell and Durant as the Association Labor Attorney, Fariello/Wynter, 8/0  
Motion Passed

**2025-10** Ratified Motion to hold the 2025 Meet the Candidates on March 27 at 6:30 via Zoom, Neri/Ortiz 8/0  
Motion Passed.

Meeting Adjourned 11:03 pm.

### **Submitted by:**

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Abe Kone, Board Secretary

