



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:

Abe Kone, Board Secretary

