

## **Board Meeting Minutes**

**March 7, 2025**

**Board Members in Attendance:** Charles Fariello, Vice President; Christine Morton, Treasurer; Abe Kone, Secretary (7:04) Lisa Ortiz, Chris Hoffman, Mildred Rivera, Sebastian Neri, Millicent Wynter

**Board Members Absent:** David Montalvo (excused)

**Penn Estates Staff in Attendance:**

Phyllis Haase, Community Manager

**Members attending:** 49 registered, with 28 attending

**Proceedings:** Called to order by Vice-President Fariello at 7:01 pm

**Acceptance of Minutes:**

**2025-11** Motion to accept February 7, 2025, Open Meeting and Executive Session minutes, Hoffman/Neri, 7/0 Motion Passed

**Treasurers Report:**

**2025-012** Motion to accept, Kone/Rivera, 8/0 Motion Passed

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

**2025-013** Motion to accept, Kone/Ortiz, 8/0 Motion Passed

**Old Business:** None

**New Business:**

Election Lottery Conducted.

1.J. Wynter 2. C. Morton 3. R. Nash, 4. L. Ortiz, 5. E. Arroyo, 6. S. Neri, 7. M. Wynter,  
8. M. Rodriguez,9. R. Elliott, 10. R. Infante, 11. K. Nevil and 12. C. Fariello

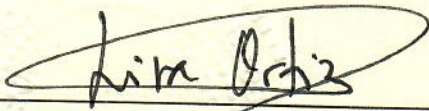
**2025-014** Motion to appoint Johnny Barnhill as the Election Committee Chair, Kone/Hoffman, 8/0  
Motion passed

**2025-015** Motion to appoint Carole Flechas to join the Recreation Committee, Kone/Rivera, 8/0  
Motion Passed

**2025-016** Motion to accept the recommendation of ARC related to fencing, Kone/Hoffman, 8/0  
Adding the color white and increasing height to 6ft while decreasing slot separation to  
minimum of one inch. Kone/Rivera, 8/0

The meeting adjourned into executive at 7:48 pm.

**Submitted by:**

A handwritten signature in black ink, appearing to read "Lisa Ortiz", is written over a horizontal line.

Lisa Ortiz, Board Secretary