

## **Board Meeting Minutes**

**April 4, 2025**

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

**Board Members Absent:** Sebastian Neri (excused)

**Penn Estates Staff in Attendance:**

Phyllis Haase, Community Manager

**Members attending: 48 Registered with 26 attending**

**Proceedings:** Called to order by President Montalvo at 7:04 pm

**Acceptance of Minutes:**

**2025-017** Motion to approve the following minutes: Fariello/Hoffman. Motion Passed 8/0

March 7, 2025, Open Meeting

March 7, 2025, Executive Session

**Financial Report:**

**2025-018** Motion to accept the Financial Report, Kone/Hoffman, 8/0 Motion Passed

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

**2025-019** Motion to accept the Manager's Announcement and Operational Reports, Fariello/Hoffman, 8/0 Motion Passed

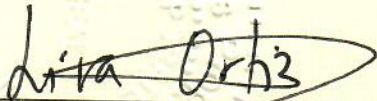
**Old Business: None**

**New Business:**

1. Consider the request from Recreation to remove the vendor insurance requirement - Tabled  
President Montalvo discussed Financial and Gate Software options.

Meeting moved into Executive Session at 7:49 pm.

**Submitted by:**

A handwritten signature in black ink, appearing to read "Lisa Ortiz", is written over a horizontal line. The signature is stylized with a large loop at the end.

Lisa Ortiz, Board Secretary