



Board Meeting Minutes

May 22, 2025

Board Members in Attendance: David Montalvo (7:18), President; Charles Fariello, Vice President; Christine Morton (7:06), Treasurer; Lisa Ortiz, Secretary; Russell Nash, Chris Hoffman, Sebastian Neri, Eileen Arroyo

Board Members Absent: Mildred Rivera (excused)

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by Vice President Fariello at 7:06 pm

Acceptance of Minutes:

2025-2028 Motion to accept the following minutes Neri/Ortiz 6/0 Motion Carried

May 2, 2025 Open Meeting

May 2, 2025 Executive Session

May 3, 2025, Reorganization Meeting

Financial Report: Tabled due to the meeting being held prior to the close of the month.

2025-2029 Motion to accept the Manager's Announcement and Operational Reports, Nash/Neri 7/0, Motion Passed

Old Business: None

New Business:

2025-2030 Motion to appoint the following committee members, Neri/Ortiz 7/0, Motion Passed

ARCHITECTURAL REVIEW COMMITTEE - 5

- 1.Nancy Padilla
- 2.Patsy Ortiz
- 3.Mary Alexander
- 4.Carmen Rivera
- 5.David Montalvo

COMMUNICATIONS - 5

- 1.Michael Tyrrell
- 2.Sharon Kennedy
- 3.Sandra Bonet
- 4.James Ruffin
- 5.David Montalvo

FINANCE - 7

- 1.Sandra Bonet
- 2.Mary Alexander
- 3.Michele Valero
- 4.Carmen Rivera
- 5.Paula McNamee
- 6.Millicent Wynter
- 7.David Montalvo

Election Committee - 5

- 1.Beverly Barnhill
- 2.Johnny Barnhill
- 3.Paula Hampton
- 4.Sandra Bonet
- 5.Mary Alexander

Floating Volunteer

- 1.Vanessa Ortiz
- 2.Patsy Ortiz
- 3.Carmen Rivera

Recreation Committee - 15

- 1.Maria Montalvo
- 2.Angela Manning
- 3.Robert Hampp
- 4.Eilenn Arroyo
- 5.Debbie Weatherford
- 6.Lisa Ortiz
- 7.Paula Hampton
- 8.Joesph Hurley
- 9.Denise Hurley
- 10.Carole Flechas
- 11.Zack Meister
- 12.Alexis Meister
- 13.Nitza Desire
- 14.Danielle Tompko
- 15.David Montalvo

2025-2031 Motion to appoint the following committee members with Mr. Wynter as an alternate when needed for a quorum when Mrs. Wynter is not in attendance. Hoffman/Ortiz, 7/0 Motion Carried

Appeals – 8 (Two from the same property)

- 1.Beverly Barnhill
- 2.Barbara Sweeney
- 3.Mary Alexander
- 4.Carmen Rivera
- 5.Millicent Wynter
- 6.Richard Infante
- 7.Jeff Wynter
- 8.David Montalvo

2025-2032 Motion to approve the purchase of six computers, which will be funded from the Capital Reserve Account, Conditional upon the review of the build sheet by the CM and President. Neri/Hoffman 8/0 Motion Carried.

Meeting moved into Executive Session at 7:26

Submitted by:

Lisa Ortiz, Board Secretary

