



Board Meeting Minutes

July 11, 2025

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton, Treasurer; Lisa Ortiz, Secretary; Russell Nash, Chris Hoffman, Mildred Rivera, Sebastian Neri

Board Members Absent: Eileen Arroyo (excused)

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager (excused - left meeting at 7:05 pm)

Members attending:

Proceedings: Called to order by President Montalvo at 7:02 pm

Acceptance of Minutes:

2025-2033 Motion to accept Nash/Fariello 8/0. Motion Passed

May 22, 2025, Open

May 22, 2025, Executive Session

Treasurers Report:

2025-2034 Motion to accept Nash/Hoffman 8/0. Motion Passed

Manager's Announcement and Operational Reports:

2025-2035 Moton to accept Nash/Fariello 8/0. Motion Passed

Old Business: None

New Business:

- 2025-2036** Motion to appoint the following Chairpersons:
Recreation - Maria Montalvo
Communications – Michael Tyrell
Appeals – Mary Alexander
Fariello/Hoffman 8/0. Motion Passed
- 2025-2037** Motion to purchase TEM Kiosk Mini PC's with funding from Capital Account.
Nash/Fariello 8/0. Motion Passed
- 2025-2038** Consider Enumerate Software - Tabled Nash/Neri 8/0. Motion Passed

The meeting moved into Executive Session at

Submitted by:

Lisa Ortiz, Board Secretary