



Board Meeting Minutes

July 31, 2025

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Lisa Ortiz, Secretary (7:06); Russell Nash, Chris Hoffman, Eileen Arroyo and Mildred Rivera

Board Members Absent: Sebastian Neri and Christine Mortin (excused)

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 48 registered with 39 attending

Proceedings: Called to order by President Montalvo at 7:03

Acceptance of Minutes:

Finance Report:

2025-2039 Motion to accept the report, Ortiz/Hoffman 7/0, Motion Passed

Manager's Announcement and Operational Reports:

2025-2040 Motion to accept, Fariello/Rivera, 7/0 Motion Passed

Old Business:

2025-2041 Motion to enter into agreement with Enumerate Financial Software, Nash/Fariello, 7/0 Motion Passed

New Business:

2025-2042 Authorize the Community Manager to implement "Swim at your Own Risk" protocols at her discretion, as needed. Ortiz/River 7/0, Motion Passed

Meeting moved into Executive Session at 7:37 pm

Submitted by:

Lisa Ortiz, Board Secretary