



Board Meeting Minutes

September 5, 2025

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

Board Members Absent:

Penn Estates Staff in Attendance:

Phyllis Haase, Community Manager

Members attending: 42 registered with 21 attending

Proceedings: Called to order by President Montalvo at 7:01 am

Acceptance of Minutes:

2025-2043 Motion to accept July 31, 2025, Open Meeting and July 31, 2025, Executive Session;
Neri/Fariello, 8/0 Motion Passed

Financial Report:

2025-2044 Motion to accept the Financial Report, Nash/Rivera 9/0, Motion Passed

Manager's Announcement and Operational Reports:

2025-2045 Motion to accept Ortiz/Hoffman. 9/0 Motion Passed

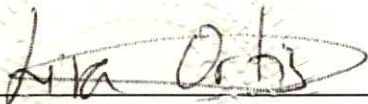
Old Business:

New Business:

- | | |
|-----------|---|
| 2025-2046 | Motion to Ratify the purchase of a laptop from Capital Reserves.
Rivera/Ortiz; 9/0 Motion Passed |
| 2025-2047 | Motion to appoint Sandra Bonet as Finance Chairperson, Fariello/Hoffman
9/0 Motion Passed |

Meeting moved into Executive Session at 7:38 Pm

Submitted by:

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

Lisa Ortiz, Board Secretary