Board Meeting Minutes

April 3, 2026

Board Members in Attendance: David Montalvo, President; Charles Fariello, Vice President; Christine Morton (7:05), Treasurer; Lisa Ortiz, Secretary; Russell Nash, Mildred Rivera, Sebastian Neri, Eileen Arroyo

Board Members Absent: Chris Hoffman (Excused)

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending 23 with 42 registered

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

Acceptance of Minutes:

2026-025 Motion to approve March 6, 2026, Open Meeting and March 6, 2026, Executive Session, Fariello/Rivera, 8/0 Motion Passed

Financial Report:
2026-026 Motion to approve the March Financials, Rivera/Arroyo, 8/0 Motion Passed

Manager's Announcement and Operational Reports:
2026-027 Motion to approve, Nash/Fariello, 8/0 Motion Passed

Old Business: None

New Business:

2026-27 Motion to approve the Sports Complex CO. No 01 (Reset Utility Pole $3600.00), Nash/Fariello, 8/0, Motion Passed

2026-28 Motion to approve Sports Complex CO. No. 02 (Change single to double handball courts $ 34,000.00) Ortiz/Arroyo, 8/0, Motion Passed

2026-29 Motion to approve Additional Funding of $15,026.00 for Lighting of the Sports Complex, Ortiz/Arroyo, 8/0, Motion Passed

Meeting moved into Executive Session at 7:21 pm

Submitted by:

Lisa Ortiz, Board Secretary