Board Meeting Minutes

February 6, 2026

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

Board Members Absent: Sebastian Neri (Excused)

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

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

Acceptance of Minutes:

2026-010 Motion to accept January 9, 2026, open and executive sessions minutes
Fariello/Ortiz, 8/0 Motion Passed

Financial Report:
2026-011 Motion to accept, Rivera/Fariello, 8/0 Motion Passed

Manager's Announcement and Operational Reports:
2026-012 Motion to accept, Nash/Rivera, 8/0 Motion Passed

Old Business:
None

New Business:

2026-012 Motion to appoint the firm of William and Owens as the Judge of Election for 2026
Rivera/Hoffman 8/0 Motion Passed

2026-013 Select March 12 at 6:30 pm as the date for Meet the Candidates via Zoom
Hoffman/Arroyo, 8/0 Motion Passed

2026-014 The 2026 Record Date is March 18, Fariello/Hoffman, 8/0 Motion Passed

2026-015 Approval to carry over the following expenditures to 2026
Public Safety Storage Building $16,000.00
Reserve Study $ 9,000.00

Consider the proposed bylaw amendments (Tabled)

Announcement of the 2026 Board Candidates to the membership
Eileen Arroyro,

Meeting moved into Executive Session at 7:42 pm

Submitted by:

Lisa Ortiz, Board Secretary