Board Meeting Minutes

November 7, 2025

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

Board Members Absent: Russell Nash (excused)

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending: 40 registered with 17 attending

Proceedings: Called to order by President Montalvo at 7:04 pm

Acceptance of Minutes:

2025-2048 Motion to accept the Open and Executive Session Minutes of September 5, 2025, Fariello/Neri, 8/0, Motion Passed

Financial Report:
2025-2049 Motion to accept the financial report, Morton/Ortiz, 8/0 Motion Passed

Manager's Announcement and Operational Reports:
2025-2050 Motion to accept the announcements and reports, Fariello/Ortiz, 8/0, Motion Passed

Old Business: None

New Business:

2025-2051 Motion to Authorize CPA to file Form 1120 or 1120H as they determine which is most beneficial to the Association, Rivera/Morton, 8/0, Motion Passed

2025-2052 Motion to ratify the 2024 Tax Payment and 2025 Estimated Tax Payment to be paid from the Reserve Account, Ortiz/Neri, 8/0, Motion Passed

2025-2053 Motion to accept the amendments to the Election Packet, Rivera/Neri, 8/0, Motion Passed

2025-2054 Motion to approve regulations for E Bikes, Ortiz/Fariello, 8/0, Motion Passed

2025-2055 Motion to authorize expenditure for the Phone (PTD VOIP) Integration to be paid from the Reserve Account, Rivera/Arroyo, 8/0, Motion Passed

2025-2056 Motion to approve the 2026 Budget, Rivera/Arroyo, 8/0, Motion Passed

2025-2057 Motion to approve the 2025-2026 Fee Schedule, Ortiz/Rivera, 8/0, Motion Passed

Meeting moved into Executive Session at 7:52 pm

Submitted by:

Lisa Ortiz, Board Secretary