Board Meeting Minutes

January 6, 2026

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

Board Members Absent: Christine Morton, Treasurer

Penn Estates Staff in Attendance:
Phyllis Haase, Community Manager

Members attending:

Proceedings: Called to order by President Montalvo at xxx

Acceptance of Minutes:
2026-001 Approval of November 7, 2025, Open Meeting Minutes and Executive Session, Neri/Fariello; 8/0, Motion Passed

Note: The Board did not hold a meeting in December due to a lack of business

Financial Report:
2026-002 Motion to approve, Nash/Rivera, 8/0, Motion Passed

Manager's Announcement and Operational Reports:
2026-003 Motion to approve, Ortiz/Nash, 8/0 Motion Passed

Old Business: None

New Business:

2026-004 Motion to repeal motion 2025-2038 approving Enumerate Software, Fariello/Nash 8/0, Motion Passed

2026-005 Motion to approve of Cinc Financial Software, Ortiz/Fariello, 8/0, Motion Passed

2026-006 Motion to approve the annual Bingo-Small Game of Chance Resolution, Neri/Arroyo,8/0 Motion Passed

2026-007 Motion to approve the PPL Right of Way – Landsdale, Nash/Ortiz,8/0, Motion Passed

2026-008 Motion to appoint Lenny Chamorro to the Recreation Committee, Hoffman/Neri,8/0 Motion Passed

2026-009 Motion to award the 2025-2026 Equipment Rental Bid to Papillion and Moyer Nash/Fariello, 8/0, Motion Passed

Meeting moved into Executive Session at 7:40 pm

Submitted by:

Lisa Ortiz

Lisa Ortiz, Board Secretary