# Board Meeting Minutes

# August 7, 2026

**Board Members in Attendance:** David Montalvo, President; Charles Fariello, Vice President; Chris Hoffman, Treasurer; Lisa Ortiz, Secretary; Russell Nash; Carmen Rivera; Sebastian Neri

**Board Members Absent:** Eileen Arroyo (Excused), Mildred Rivera (Excused)

**Penn Estates Staff in Attendance:**
Phyllis Haase, Community Manager

**Members attending:**

**Proceedings:** Called to order by Vice President Fariello at 7:02 pm

**Acceptance of Minutes**

**2026-2034** Motion to approve Hoffman/Ortiz; 7/0, Motion Passed

05.01.26 Open Meeting
05.01.26 Exe Session
05.22.26 Open Meeting
05.22.26 Exe Session

**Financial Report**

**2026-2035** Motion to approve Hoffman/Neri; 7/0 Motion Passed

**Manager's Announcement and Operational Reports:**

**2026-2036** Motion to approve. Neri/Ortiz; 7/0, Motion Passed

**Old Business:**

None

**New Business:**

2026-2037 Motion to approve installation of Handball Court Fencing to be paid out of Reserve Account. Nash/Neri; 7/0, Motion Passed

Amendment to Rules and Regulations – Discussion related to amendment to the Rules and Regulations to prohibit sparklers. No Action; to be removed from the agenda.

Meeting moved into Executive Session at 7:44 pm to discuss legal and personnel

**Submitted by:**

Lisa Ortiz, Board Secretary