MEETING MINUTES

BUDGET MEETING OF THE BOARD OF DIRECTORS OF SEXTON PLACE CONDOMINIUMS

LOCATION : Zoom Meeting held at remote locations
DATE & TIME : 7/28/2026 AT 6:00 PM
CALLED TO ORDER : 06:03 PM
QUORUM PRESENT : Yes

ATTENDEES:

Board Members:
Jeannette Alexander, Chair
Nanci Alley, Vice Chair
Barbara DeVoll, Secretary
Christy Courtain, Director

Owners & Guests:
Jill Cha
Carlos Ward

Management:
Mark Vandervest - FSRE
Cindy Vandervest – FSRE
Sunny Arruda – FSRE

CALL TO ORDER:

Chair Jeannette Alexander called the meeting to order and thanked all of the Board Members & guests for attending. Jeannette then turned the meeting over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate the meeting.

APPROVAL OF AGENDA:

Manager Mark Vandervest asked for a motion to approve the agenda as written. A motion was made and seconded to approve the Agenda as written. The motion was approved unanimously without further discussion.

NOTE: Unless noted differently, all Board decisions contained in the minutes of the meeting received a motion, a second to the motion, additional discussion, if any, and a vote of a quorum of the Board of Directors.

OWNER'S FORUM:

1. **Dryer Vents:** The Board discussed the dryer vent cleaning performed by HOA Services. Dryer vents will be cleaned again in 2027. The Board requested a second bid for the work.
2. **Damage at Gordonite & Beard Rd:** Nancy mentioned the damage caused by lightning at the corner of Gordonite & Beard. A large tree limb had fallen. The damage has already been cleaned up.
3. **Ring Doorbells:** A question was asked if Ring or similar doorbells are allowed in the community. After a brief discussion, it was stated that those types of security doorbells are allowed, but an Architectural Review Committee (ARC) form must be provided to show whether the doorbell is hardwired or not.

APPROVAL OF MINUTES FROM PRECEDING MEETING:

1. **April 28, 2026 Quarterly Meeting Minutes:** It was noted that the financial reports had some periods instead of commas. A motion was made and seconded to approve the Quarterly Meeting Minutes from April 28, 2026 as modified to correct the punctuation. The motion passed unanimously without additional discussion.

Sexton Place Condominiums

Financial Reports:

Financial Summary as of 4/30/2026:

§ Total Operating Funds:	**$ 59,386.94**	including pending EFTs
§ Total Reserve Funds:	**$ 803,324.49**	including reserves interest
§ Total Cash Assets:	**$ 862,711.43**	
§ Total YTD income:	**$ 134,084.80**	
§ Total YTD expenses:	**$ 39,466.38**	including **$3,255.34** of Reserve Expenses
§ Budget vs. Actual Income:	**42.25%**	collected YTD.
§ Budget vs. Actual Expenses:	**8.42%**	including **0.93%** of the total Reserve expenses
§ Total Delinquencies:	**$ 3,010.00**	**1 account 91+ days; 1 account 61-90 days; 0 accounts 31-60 days; & 3 accounts 0-30 days.**

Financial Summary as of 5/31/2026:

§ Total Operating Funds:	**$ 21,622.31**	including pending EFTs
§ Total Reserve Funds:	**$ 813,933.13**	including reserves interest
§ Total Cash Assets:	**$ 835,555.44**	
§ Total YTD income:	**$ 164,613.12**	
§ Total YTD expenses:	**$ 97,150.69**	including **$15,467.84** of Reserve Expenses
§ Budget vs. Actual Income:	**50.68%**	collected YTD.
§ Budget vs. Actual Expenses:	**22.42%**	including **6.95%** of the total Reserve expenses
§ Total Delinquencies:	**$ 5,525.00**	**2 accounts 91+ days; 0 accounts 61-90 days; 2 accounts 31-60 days; & 4 accounts 0-30 days.**

Financial Summary as of 6/30/2026:

§ Total Operating Funds:	**$ 22,448.26**	including pending EFTs
§ Total Reserve Funds:	**$ 816,125.74**	including reserves interest
§ Total Cash Assets:	**$ 838,574.00**	
§ Total YTD income:	**$ 200,184.19**	
§ Total YTD expenses:	**$ 129,703.20**	including **$32,069.27** of Reserve Expenses
§ Budget vs. Actual Income:	**59.75%**	collected YTD.
§ Budget vs. Actual Expenses:	**25.94%**	including **9.11%** of the total Reserve expenses
§ Total Delinquencies:	**$ 3,895.00**	**1 account 91+ days; 2 accounts 61-90 days; 0 accounts 31-60 days; & 1 account 0-30 days.**

Supporting financial documents, statements, and reconciliations are sent separately to the Board of Directors Monthly. Please review the monthly Expense Report, as that will be the best way for the Board to be aware of the actual monthly expenditures and corresponding work that has been performed on the property since the last financial statement report. Please do not hesitate to call or email management if you have any questions.

MANAGER'S REPORT (as of 7/27/2026):

The following maintenance update review is for informational purposes only and does not require Board action at this time:

1. Bark mulch spread in community.
2. Three rotted pergola beams replaced.
3. Fallen tree cut up and removed from southwest corner of Beard and Gordonite.
4. Two irrigation valves were replaced.
5. Lighting maintenance is ongoing.
6. Baiting rodent stations is ongoing.
7. Tree trimming & pruning is ongoing

Administration:

1. **Violations & Warnings:**
   a. Signage Violation Warning
   b. (2) Balcony Violations
   c. Nuisance Violation (dog barking – 3rd violation)
   d. Barbeque & Common Area Violation Warning
   e. Nuisance Violation (dog barking – 4th violation)
   f. Leasing Violation Warning
2. **Homeowner Correspondence and Administration**
   Board information only:
   a. None
3. **Owner correspondence for Board Review**
   Board action requested:
   a. None

Unit Sales Data:

Sales *(Year to Date) in 2026 are as follows:*

Unit:	14721, #101	**Sq. Ft.:**	1023	**Sold:**	$315,000	**Sale date:**	6/16/26	**Days on market:**	4
Unit:	14721, #102	**Sq. Ft.:**	995	**Sold:**	$310,000	**Sale date:**	5/8/26	**Days on market:**	4
Unit:	14781, #102	**Sq. Ft.:**	995	**Sold:**	$293,300	**Sale date:**	4/21/26	**Days on market:**	73
Unit:	14735, #102	**Sq. Ft.:**	995	**Sold:**	$309,000	**Sale date:**	2/26/26	**Days on market:**	6

Active listings *as of 7/27/2026:*

Unit:	14635, #102	**Sq. Ft.:**	993	**List Price:**	$289,000	**Days on market:**	82
Unit:	14635, #201	**Sq. Ft.:**	1106	**List Price:**	$359,000	**Days on market:**	25

Pending listings *as of 7/27/2026:*

None.

Information provided courtesy of FRESH START Real Estate, Inc. extracted from the RMLS

OLD BUSINESS:

1. **Paint colors:** A follow-up discussion was held on changing paint colors on some of the trim work throughout the community. A motion was made and seconded to table the discussion until 2027. The was no additional discussion and the motion passed by majority vote.

NEW BUSINESS:

1. **Siding Repairs:** There was discussion about the considerable amount of warped siding between buildings 14741 & 14751. A unit owner at building 14741 also warped the siding by having their grill too close to the vinyl siding. New black screening would need to be installed on windows between the buildings so the warping could be prevented. A motion was made and seconded to replace the warped siding and screening as needed and bill back the owner for the section of warped siding that they had damaged. There was no additional discussion and the motion passed unanimously.
2. **Wood Fence Dividers:** There is a considerable amount of rot on the divider walls between patio areas. A motion was made and seconded to replace and stain the rotted fence boards as needed. There was no additional discussion and the motion passed unanimously.
3. **Irrigation lines on west hill:** Management reported that the irrigation heads were running on the west hill. Javier from Great Gardens recommended shutting off those irrigation heads completely. There is really no need for water on that hill and closing that zone down will save on some water costs. A motion was made and seconded to shut off the irrigation on the hill. There was no additional discussion and the motion passed unanimously.
4. **Board Member Vacancy:** The vacant board position that was vacated by Mary Clark upon the sale of her unit was discussed. Carlos Ward expressed an interest in joining the board. Carlos introduced himself and spoke about his qualifications and desires for the community. A motion was made and seconded to appoint Carlos to Mary's vacated position. There was no additional discussion and the motion passed unanimously. Welcome Carlos Ward to the Board of Directors!

ADJOURNMENT:

Next Meeting Date: **Tuesday, October 27, 2026 at 6:00 pm via Zoom (Budget Meeting)**

Note: Upcoming meeting dates are found on the front page of the association website
*It is the Board's intention to hold meetings quarterly on the 4th Tuesday of every third month. Mark your calendars! The remaining meetings in 2026 are to be held on **10/27/2026** at 6:00pm via Zoom (Budget Meeting). We hope you can attend.*

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Meeting Adjourned: **7:04 PM**

Minutes Prepared By: **FRESH START Real Estate, Inc. -** Community Manager