



THESE MINUTES ARE A DRAFT AND MAY BE APPROVED AND/OR MODIFIED AT THE NEXT REGULAR MEETING OF THE BOARD OF DIRECTORS.

MEETING MINUTES

EXECUTIVE SESSION MEETING OF THE BOARD OF DIRECTORS OF: SEXTON PLACE CONDOMINIUMS

LOCATION: **Zoom Meeting held at remote locations**
DATE: **10/16/2023**
CALLED TO ORDER: **05:06 pm**
QUORUM PRESENT: **Yes**

ATTENDEES (Board Members Bolded)

Jeannette Alexander - Chair	Mark Vandervest - FSRE
Nanci Alley – Vice Chair	Cindy Vandervest – FSRE
Barbara DeVoll – Secretary	Sunny Arruda - FSRE
Mary Clark - Director	

EXECUTIVE SESSION DISCUSSION

OWNER IN ARREARS ON ASSOCIATION DUES FOR 2 YEARS:

Discussion about a significant unit delinquency, which has been forwarded to collections. A notice of lien will be sent and then the foreclosure lawsuit will be filed.

DISCUSSION REGARDING THE PROPOSED 2024 BUDGET AND RESERVE STUDY:

The Board requested this executive session meeting tonight to go over the items on the budget ahead of the actual budget meeting to be held on October 24, 2023. There was additional discussion about reducing the proposed total monthly increase in 2024 from \$25 per unit owner to \$20 per unit owner. Management will prepare alternate projections on the reserve study for Board review.

ADJOURNMENT

NEXT MEETING DATES: **Tuesday, October 24, 2023 at 6:00 pm**

MEETING ADJOURNED: **6:58 PM**

--- END OF MEETING MINUTES ---

MINUTES PREPARED BY: **FRESH START Real Estate, Inc.**
Community Manager