

## MEETING MINUTES

### **EMERGENCY MEETING OF THE BOARD OF DIRECTORS OF SEXTON PLACE CONDOMINIUMS**

LOCATION : Zoom Meeting held at remote locations  
DATE & TIME : 07/10/2024 AT 6:20 PM  
CALLED TO ORDER : 06:20 PM  
QUORUM PRESENT : Yes

#### **ATTENDEES:**

##### **Board Members:**

Jeannette Alexander, Chair  
Nanci Alley, Vice Chair  
Barbara DeVoll, Secretary  
Mary Clark, Director  
Christy Courtain, Director

##### **Guests:**

None

##### **Management:**

Mark Vandervest – FSRE  
Cindy Vandervest – FSRE

#### **CALL TO ORDER:**

Chair Jeannette Alexander called the emergency meeting of the Board of Directors to order at 6:20 pm. Jeannette then turned the meeting over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate the meeting.

#### **PURPOSE OF EMERGENCY MEETING:**

To discuss the recommendations heard by legal counsel regarding the collections account and legal counter claim against community by the Owner in collections.

***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.***

#### **DISCUSSION:**

The Board discussed the Executive Session meeting that was held just prior to this emergency meeting. A motion was made to respond to legal counsel and authorize a proposed settlement including a partial reduction of late fees and late fee interest. The Board instructed Management to email attorney Jeremy James the settlement proposal as recommended by legal counsel and agreed to by the Board of Directors, but requested that Jeremy James send the finalized settlement offer letter to the Board for final review prior to sending to the Owner's legal counsel. The motion in favor of the proposed settlement offer was seconded and there was no further discussion. The motion passed unanimously.

#### **ADJOURNMENT:**

There was a motion to adjourn the Emergency Meeting of the Board of Directors at 6:42 pm. The motion was seconded and there was no additional discussion. The Emergency Meeting of the Board of Directors adjourned.

Meeting Adjourned: 6:42 PM  
Minutes Prepared By: FRESH START Real Estate, Inc. - Community Manager