

# MEETING MINUTES

## **EXECUTIVE SESSION MEETING OF THE BOARD OF DIRECTORS OF SEXTON PLACE CONDOMINIUMS**

**LOCATION :** Zoom Meeting held at remote locations  
**DATE & TIME :** 07/10/2024 AT 5:30 PM  
**CALLED TO ORDER :** 05:30 PM  
**QUORUM PRESENT :** Yes

### **ATTENDEES:**

#### **Board Members:**

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

#### **Guests:**

Jeremy James, legal counsel for Sexton Place Condominiums

#### **Management:**

Mark Vandervest – FSRE  
Cindy Vandervest – FSRE

### **CALL TO ORDER:**

Chair Jeannette Alexander called the meeting to order and thanked all of the Board Members for attending. Jeannette then turned the meeting over to Community Manager, Mark Vandervest, of FRESH START Real Estate, Inc. to facilitate the meeting. Manager Mark Vandervest introduced Jeremy James of Southwest Portland Law Group, who is the legal counsel for Sexton Place Condominiums.

### **PURPOSE OF EXECUTIVE SESSION:**

To discuss an account in collections and legal counter claim against community by an Owner in collections.

***NOTE: No decisions are made by the Board of Directors when in Executive Session.***

### **DISCUSSION:**

Attorney Jeremy James discussed the collections account against unit 14615, Unit #101 in the amount \$18,648.52 including late fees, late fee interest, and legal fees to date. The unit Owner has filed a counter claim against the association through her legal counsel. The board listened to recommendations made by legal counsel, including but not limited to the possibility of tendering the claim to the Association's insurance carrier for defense.

### **ADJOURNMENT:**

There was a motion to adjourn the Executive Session at 6:19 pm. The motion was seconded and there was no additional discussion. The Executive Session adjourned.

**Meeting Adjourned:** 6:19 PM  
**Minutes Prepared By:** FRESH START Real Estate, Inc. - Community Manager