

Cantrice Court Condominium Owners' Association

Board of Directors Meeting Minutes | January 27, 2026 | 6:15 PM

Present

Mark R.	Term Expires
William M.	Term Expires
Trevor F.	Term Expires
Stephen T.	Term Expires
Mike B.	Term Expires

Also Present

Jeff Gollihar, CCAM; Community Association Manager with Community One Property Management.

Call to Order

It was **MSC** to call the Board of Directors Meeting was called to order at 6:15 PM.

Meeting Minutes

- a. It was MSC to approve the December meeting minutes as provided by Community One Property Management.

Financial Update

- a. The Board reviewed the November financials as provided by HOA Accounting Services.
- b. No collections items were to be discussed at this time.

Roof Leaks/Stucco & Building Leaks

This topic was discussed. After the storms there were several leaks and window issues. Some items might not be roof leaks but cracks in stucco making it appear of a roof leak when in fact its due to stucco/window issues. All require investigation.

Tree Trimming & Removal(s)

This topic is being discussed and investigated. Board will have vendors provide a bid to on tree trimming/thinning and building clearance.

Fire Hydrant Testing:

It was MSC to approve the bid provided by R&R Fire Protection Inc at the cost of \$3,000.00 for the testing of 9 fire hydrants.

Backflow Testing

This topic was discussed. Management working on proposals.

2026 Reserve Study – Priority Projects

This topic was discussed. The Board went over items such as roof, streets, concrete, building maintenance and fencing. All items will be addressed as an as-needed basis as well as preventative maintenance. Bids will be requested accordingly.

Treasurer Resignation

Treasurer Trevor resigned from the Board of Directors effective after this meeting.

Open Forum

There were twelve (12) owners on the call; various topics were discussed.

Adjourn

Being that there was no further business to discuss the Board of Directors meeting was adjourned at 7:18 PM.

By signing below, I hereby state that the above is true and factual

Secretary/Board Member

Date