

STONE TERRACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
at THE CLUBHOUSE
November 19, 2025

1. The meeting was called to order at 9:59am. In attendance for the Board of Directors were David Duval, Pam Saidla, Jack Blouin, Tom Lopez and Ron Gomes. In attendance representing Evergreen Management Group was Pauline Martin, Association Manager.
2. The Board ratified the Meeting Minutes of the October 15, 2025, Board Meeting.
3. Financial Reports: The Board reviewed the October 2025 Financial Reports. The October financials were unanimously approved by the Board and will be posted to TownSq.

Operating cash on hand \$62,618, Operating reserves on hand \$64,090, and there is \$163,195 invested with Edward Jones.

4. Administrative Matters: The next Board Meeting is scheduled for January 21, 2026, this will be an Open Board Meeting. There will be no meeting in December.

The Board is required to hold only four Open Board Meetings per year, every quarter. The remainder of the Board Meetings will be closed.

5. New Business/Old Business in following the Meeting Agenda:
 - 5.1 Denron has completed the annual preventative maintenance on the new boiler systems which were installed last year for Buildings 245 and 265. The cost per building was \$2,750.
 - 5.2 Sanford Plumbing, Heating, & Cooling has installed two high powered assisted flush style toilets with new wax rings and supply lines for both bathrooms in the clubhouse. There have been several occurrences during the pool season that resulted in service calls to clear the lines due to clogs. The cost was \$2,918.47.
 - 5.3 Management will update the Rules and Regulations on noise disturbances including violations of unauthorized pets, such as dogs, and increase the fines for these offenses. Once the Board has reviewed and approved the new fine structure, the new Rules and Regulations will be sent to all owners.

There being no further business, the meeting was adjourned at 11:03am, with the unanimous consent of those present.

Respectfully Submitted,

Pauline Martin

Pauline Martin
Association Manager