



Annual Meeting and Election
Minutes
March 13, 2025
7:30 PM

Call to Order

Meeting was called to order by Shirin at 7:36pm.

Roll Call

Shirin Bansal, President
Champagne Lawrence, Vice President
Giles Davis, Secretary
Janki Jariwala, Treasurer
Lisette Romero Velez, Member
Erin Spiliotopoulos, Matrix Property Management Group

2024 Accomplishments

The board reviewed the accomplishments of 2024-2025.

Old Business

- Breaker Panels – Management reminded residents that daily fines will be added to owners accounts on March 1st if they did not provide their updated breaker panel information. If they have previously sent it in, please contact our office and we will adjust.
- Reserve Study – Management noted that we are in the process of receiving 4 proposals for reserve studies. The board will be able to make their decision in April.
- Community Events – The board discussed the following community events that will be scheduled this year. Bulk Pick Up to take place in the fall, Clean-Up Day which will happen in the spring, Community Day with a tentative day in May.

New Business

- Site Visits – Management noted that we will be doing monthly site visits to review work orders and violations. Members are encouraged to stop management to ask questions on what is taking place.

- Landscaping 2025 – Management reviewed the new mulch law that will be going into effect in April 2025. It was noted that mulch cannot be placed within 18 inches of a combustible structure. She will gather more information for homeowners.
- Food Pantry Items – Giles noted that food pantries are looking for disposable bags.

Financials

Matrix reviewed the account balances.

Election

The association received 47 eligible ballots for the election.

Write in – 1 abstain, 1 Bernice Holloway

Homeowner Comments

- Homeowner noted that they were not aware of the change in management and would like notice if things are happening around their home. The board took note and will address in the future.
- Homeowner noted that they would like an update on reserve items and if things will be addressed with the siding. The board will review maintenance items and stated they will be following the reserve study schedule once received.

Motion to Adjourn

Being no other business the meeting was adjourned at 8:39PM. Giles made a motion, Shirin seconded. All present voted in favor.