



Annual Meeting and Election
Minutes
March 3, 2026
7:30 PM

Call to Order – Meeting was called to order by Shirin at 7:33pm. Giles seconded the motion. All present voted in favor.

Roll Call of Members Present

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

Election

Management reported the election results for the community as it was completed over electronic voting.

Shirin Bansal – 64 votes

Skipper Lin – 68 Votes

Write ins:

Lisette Romero – 6 Votes

Daniel Harden – 1 Vote

Erica Malloy – 1 Vote

Cindy Tiritilli – 1 Vote

Shirin and Skipper were welcomed to the Executive Board.

2025 Accomplishments

Management reported the 2025 Accomplishments.

- Community Events – Held multiple community events for the year. Looking to have more in 2026.
- Decks – Installed treks decking in 4 units within the community.
- Website – Highlighted resident appreciation for volunteering and different community events.
- Break Box Panels – Almost Completed.
- Rolled over CDs
- Delinquencies – significant progress on collection of outstanding HOA fees.

- Work Orders – We have begun working with a vendor who is able to complete the work orders at a better cost.
- Snow Vendor – We were able to enter a cost saving snow contract that has resulted in no overages.

Old Business

- Reserve Study – The board noted that we are doing appropriate contributions to the reserve according to state law and the funding schedule. Management noted homeowners can request this document and we would be happy to answer any questions.
- Towing Reminders – Management and the board reminded owners that their vehicles may be towed if parked in inappropriate locations. This is for the safety of all residents. They must also follow state laws for parking and driving.

New Business

- Spring Reminders – Management noted that homeowners follow the rules and regulations for outside items when preparing for the spring.

Financials

- Due to the set contract with the snow vendor, the association will not encounter any overages for the snow removal. We are thankful that this deal was made as the association was able to save thousands of dollars.
- Giles reminded owners that the association fee has gone up to \$340 with a \$270 special assessment due June 30th.

Motion to Adjourn

Giles made a motion to adjourn at 8:26pm. Shirin seconded the motion. All present voted in favor.