



Open Meeting Minutes

February 3, 2026

7:30 PM

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

Roll Call

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

Minutes – Minutes from the January 6th meeting were discussed. Shirin made a motion to approve. Janki seconded; All present voted in favor.

2026 Budget Review – Management reviewed a power point slide which included information on the reserve study. Erin also discussed the 2025 actuals versus the budget to show the community why the increase was necessary. Shirin made a motion to approve the \$10 monthly increase starting March 1, 2026 along with a \$270 special assessment due June 2026. Giles seconded the motion. All present voted in favor.

Old Business

- Towing Reminders – Management reminded the community members that anyone parked in fire lanes, blocking fire hydrants, and parked the wrong direction will be towed immediately. Janki made a motion to allow the towing company to come through during the night to tow vehicles parked in these locations. Giles seconded. All present voted in favor.
- Annual Meeting and Election – This meeting is scheduled for March 3rd at the Senior/Community Center for Franklin Township. The solicitation period will be closed on Friday, February 6th. This election will be electronic but owners have the option to request a paper ballot.

New Business

- Snow Storm Update – The community was thanked for their patience with the snow removal. The board reminded the community that the association does not remove snow from the balconies or the full decks. Management also explained that there isn't much the association can do with the icicles as the snow just needs to melt.

Next Meeting – March 3rd, April 7th, May 5th, June 2nd, July 7th, August 4th, September 8th, October 6th, November 3rd, December 1st

Motion to Adjourn