

COWELL HOMEOWNERS ASSOCIATION, INC.

Open Session Board of Directors Meeting • Monday, September 23rd, 2024

BOARD MEETING MINUTES

Board Members Present Mike Kindorf President
Ken Dixon Vice President
Edward Baluta Treasurer
Brian Beckon Secretary
Rebecca D'Lima Director at Large
Jason Moore Director at Large

Board Members Absent Sandeep Singh Director at Large

Others in Attendance Bill Mazza of Common Interest Management Services
Orlando Montalvan of Reserve Analysis Consulting

Meeting Location Teleconference

CALL TO ORDER

The meeting was called to order at 6:02pm. It was determined that a quorum was present.

HOMEOWNER'S OPEN FORUM

The Homeowner's Open Forum was held for those in attendance.

NEW BUSINESS / ACTION & DISCUSSION ITEMS

Item: 2025 Reserve Study

The Board continued its review and discussion of the draft 2025 Reserve Study. Orlando Montalvan of Reserve Analysis Consulting joined the Board and presented several funding plans for the Board to review. A motion was made and seconded to approve the 2025 Reserve Study as presented with an annual reserve contribution of \$577,918.00. **The motion carried.** Director Moore abstained.

MOTION TO ADJOURN

There being no further business and no objections, a motion was unanimously carried to adjourn the meeting at 7:27pm.

BOARD CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Cowell Homeowners Association Board of Directors meeting as approved by the attending Directors.

M. KINDORF

Director's Name

M. Kindorf

Signature

BOARD PRESIDENT

Office / Position

10.24.2024

Date