



NOTICE OF BOARD OF DIRECTORS' BOARD MEETING

Thursday, January 15, 2026, 6:00 pm

7845 Berkshire Pines Drive (Clubhouse Ballroom)

In-Person & Via Zoom

AGENDA

1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum.

2. Approval of Prior Meeting Minutes:

Approve December 18, 2025, Board Meeting Minutes

3. Treasurer's Report:

4. Committee Report(s):

a. ACC Committee

- i. 7482 Lourdes Ct, Tree Removal: Recommend Approval
- ii. 7505 Lourdes Ct, Paint Exterior: Recommend Approval
- iii. 7942 Wexford Dr, Windows & Sliders: Recommend Approval
- iv. 7750 Haverhill Ct, New Roof (V): Recommend Approval
- v. 7760 Haverhill Ct, New Roof (V): Recommend Approval
- vi. 7820 Meridan Ct, No Vote, Not Complete, Needs More Information
- vii. 7556 Berkshire Pines Dr, No Vote, Not Complete, Needs More Information
- viii. 7763 Berkshire Pines Dr, Pending Approval

b. Social Committee

c. Lake Committee

5. Unfinished Business:

- a. Amend Advanced Aquatics monthly maintenance amount from \$60 per month to \$180 per month to include all three phases of Aeration Project was approved on 12/18/25
- b. Amendment to Grace Period Description for Monthly Assessment Payments (May Management) voted on at the December 18, 2025 meeting with the following for #3: The sole exception to the tenth (10th) day payment deadline applies only when a payment is postmarked on or before the tenth (10th) day of the month and is received by the First Citizens Bank Lockbox in Phoenix, Arizona, on or before the twentieth (20th) day of the month.

6. New Business:

- a. Discuss and vote on the addition of three more security cameras on North, South and West side of clubhouse where cables already exist. Cost approximately \$3,000.
- b. Approval of Bid for Fire Alarm Control Panel permit and site plans – Summit Fire and Safety \$15,500

7. Board Announcements:

8. Member/Owner Comments:

- a. Members wishing to speak are asked to sign up on the signup sheet under the specific issue they wish to address. (Zoom attendees may sign up via chat at the start of the meeting.)
- b. The Board will recognize the Member by name and invite them to share their comments.
- c. Members are entitled to speak for up to three (3) minutes on any agenda item at the appointed time. Member's may speak on the same agenda item a second time, for up to one and a half (1 ½) minutes after all other members wishing to speak have done so.

9. Adjournment

Join Zoom Meeting Via: <https://zoom.us/join> or by Phone: 305-224-1968

Meeting ID: 537 849 8572 Passcode: 7845