Phase I Board of Directors Meeting Minutes July 21, 2026

I. Called to Order by Theresa Ann Torchin, President at 5:30 PM

II. In attendance: Theresa Ann Torchin, President; Chris Mullen, Vice President; Kay Finkelstein, Secretary/Treasurer. Also in attendance: Karen Wiseman, Wiseman Tax;

III. April 21, 2026 Board of Directors Meeting Minutes were accepted without change: motion Theresa Ann Torchin, second Chris Mullen.

IV. Financial Reports:

A. The quarter ended with a balance of $58,801.79. The Revised Budget of April 22, 2026 was unanimously approved. We are on budget.

B. 3002 Wainwright Court was sold.

C. There is still a $10 balance outstanding from July 2024 for 2955 Westmoreland Ct, and $20 from May. 3005 Westmoreland Ct was turned over to legal for collection. There is a payment agreement pending and some contact information has been obtained.
Fines assessed against 3005 Stilwell ($50 dog not leashed; $50 pet waste not collected) have been collected.

D. Results of Truist Merchant Survey: There was very little feedback received from homeowners, less than 15 responses, and none of them were in favor of proceeding with website/online payment options, which would increase monthly assessment amounts.

All reports were unanimously approved.

It was mentioned that some of the Board Meeting Minutes and Financial Statements were not posted on the website. It will be reviewed and corrected.

V. Unfinished Business:

A. The dredging of the drainage trench was completed in April at a cost of $2,500.00 and the annual flushing of the pop-up drains was completed in March at a cost of $750.00.

B. Update on status of 3005 Westmoreland Court: A payment agreement is pending, but no payment made as yet.

C. Final update on training: Theresa Ann Torchin, Chris Mullen and Kay Finkelstein have completed the required training.

VI. New Business:

A. Two Board members were recruited to fill the vacancies left with Stacie Segal's resignation and the suspension of Mark Salgueiro for non-completion of training. The new members are Stacey (Kristy) Madden and Johanna Albanese.

A relative of Kristy's was on the Fining Committee and agreed to step down so Kristy could be a Board Member, and Stacie Segal will fill the vacancy on the Fining Committee.

B. Evaluation of raised sidewalks on Veterans Villas Drive near Forrestal Court. Pasco County claims they are not responsible, so the President will obtain bids for repairing the damaged sidewalk.

VII. Open Discussion

The President and Treasurer will prepare a preliminary budget for review at October's Board meeting.

VIII. The meeting was adjourned at 6:05 PM.

Next Board meeting is October 20, 2026 at 5:30 PM (Budget)
hybrid in person/virtual GoToMeeting.

Respectfully submitted,
Kay Finkelstein, Secretary/Treasurer