

**Agenda for
Christianna COA Monthly Meeting of the Board of Directors
October 27, 2025 5:30p (Lakeside Community Room)**

- I. Call to order**
- II. Approve/changes to Agenda**
- III. No July 30, 2025 Minutes (Meeting changed or cancelled ??)**
- IV. Diversity Mechanical Cooler recommendations**
- V. Approve Financials (Jan to Sept 2025)**

- VI. Old Business –**
 - A. Annual Roof Cleaning approved (\$750 Bldg A, \$500 per bldg all others)**
 - B. Terracing Work done on southwest side of hill behind Bldg A**
 - C. Bush trimming complete for Bldg A & B**
 - D. Bush trimming complete for GB and WW**
 - E. Tree removal on east side of GB**

- VII. New Business (Manager)**
 - A. 2026 Budget Preparation**
 - a. Insurance increase 25% (known)**
 - b. Reserve transfer amount (\$3k-\$5k now)**
 - c. Dues increase possibility ?**
 - d. 2026 Projects/Maintenance**
 - B. Leaf Pick up dates (Nov & Dec)**
 - C. Grounds update-new bulbs and bushes planted in tiered area**

- VIII. Homeowner Questions**

- IX. Adjournment**

Next meeting: January 26, 2026 5:30p Community Room