



BOARD MEETING MINUTES

BENEDICT COMMONS CONDOMINIUM ASSOCIATION

TO BE HELD ON TUESDAY, DECEMBER 23RD, 2025, AT 12:30 PM

MEETING MINUTES

1. **Call to Order** – Board meeting was called to order at 12:31pm by Bob Johnson
2. **Verification of Quorum** – Quorum was confirmed with Molly Faath, Jon Fightlin, and Justin McDuffie present.
3. **Approval of Prior Meeting Minutes** – Justin motioned to approve the minutes, Jon seconded and all were in favor. The minutes will be posted to the website.
4. **Financial Review** – Bob Johnson conducted the financial review that included \$15k in operating \$46k in reserve and \$80k in and investment account totaling \$141k in cash.
5. **Discussion and Action Items**
 - a. **Fire Sprinkler Escutcheons** Tabled until next inspection.
 - b. **Compost City Ordinance** The HOA is in compliance with the ordinance. The compost bin will be delivered next week. IMM to send a notice to the community with details.
 - c. **Exhaust Fan Louvers** Jon is working with the manufacturer of the fans on this issue.
 - d. **Heat Repair** All units have heat and the system is functioning.
 - e. **Garage Entry Locks/Codes** IMM will get a price quote on installing locks on the entries to the parking garage.
 - f. **Board Positions** Board member's positions remain as is.
 - g. **Steel Pipe to PVC** Max was not present to discuss this topic.
6. **Additional Business**
 - a. Billing for drywell pumping invoice.
 - b. The boiler pump is failing; Jon has reached out to the technician.
7. **Executive Session (Management and Board Members ONLY)** – Not needed.
8. **Actions from Executive Session (If Applicable)** – Not applicable
9. **Adjourn** – Adjourned at 1:28pm