

**MILLSTREAM HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES**

November 22, 2022

Zoom.com

BOARD MEMBERS PRESENT

Anna-Marie Hyatt (S), Aya Sugawara (VP), Glenn McCallum (P) and Paul Simeon (T) and (S) Steven Gong (D).

BOARD MEMBERS ABSENT

None

OTHERS PRESENT

Craig Ginanni with Performance CAM.

I. QUORUM ESTABLISHED/CALL TO ORDER / AUDIO RECORDING

With a Quorum established, the audio recording was started.

Glenn called the meeting to order at 11:22 PM

II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)

No comments made

III. APPROVAL OF MINUTES

After review of the minutes a discrepancy was noted. Steve was listed as the second to the adjournment motion but was absent from the Sept. meeting. Craig will review the recording and make the proper adjustment. Paul made a motion to approve the September minutes contingent on the adjustment being made. Glenn Seconded the motion. A call for vote was unanimous in favor of approving. Motion carried.

IV. REVIEW OF FINANCIAL STATEMENTS

The Board reviewed the financials. A motion was made by Paul to accept the financial statements as presented. Glenn seconded the motion. A call for vote was unanimous in favor of accepting for auditing purposes. Motion carried.

V. NEW BUSINESS

A. Motion/Discuss/Approve: 2023 Management Agreement

After review and with no changes to the contract from the 2022 contract, Paul made a motion to approve the 2023 management contract. Paul seconded the motion. A call for vote was unanimous in favor of accepting for auditing purposes. Motion carried.

B. Discuss: Attorney Rate Change

Craig informed the Board of the association's attorney increase in fees. Craig provided the Board with the letter from the attorney that disclosed all fee increases. The Board reviewed the increased.

VI. OWNERS COMMENT AND DISCUSSION PERIOD (Non-Agenda items)

A homeowner spoke of speed bumps needing to be installed and additional lighting being needed in the Brahms parking lot.

VII. ADJOURNMENT / AUDIO RECORDING CEASED

With no further business to discuss, Anna-Marie motioned to adjourn the meeting. Aya seconded the motion. A With no one opposed, meeting adjourned at 12:03 PM

Submitted by Recorder, Craig Ginanni, Community Manager
Approved,

By _____

_____ Date