



APPLEGATE, A CONDOMINIUM

Special Board Meeting | Thursday, October 20, 2022 | 7:00 PM

Meeting Minutes

I. Call to Order & Roll Call

The Board meeting was called to order, Thursday, October 20, 2022, via Zoom at 7:03 pm with Bernetta Reese, President and CEO, presiding. Madame Secretary conducted the roll call of the Board. All officers and members were present, and quorum was met.

Attendees: Bernetta Reese, President and CEO, Natalie Bennett, Secretary and Treasurer, and Catherine Walfall, Member-at-Large.

II. Approval of Agenda & Minutes

The agenda was adopted as presented by unanimous consent. There were no minutes to be approved.

III. Ratification of Email Votes

The following board actions and votes were ratified by unanimous consent:

- \$1,000 Purchase Threshold for the Board (October 17, 2022)

IV. Open Forum

Madame President conducted open forum.

V. Association Funds

The Board discussed outstanding funds, reimbursements, transfer of funds to CIT, vendor payments, bills and invoices, and reconciliation of accounts.

Transfer of Funds: Move to transfer \$42,717.00 from the Truist account to the CIT operating account to distribute payment J Splash. The motion was made by Ms. Bennett and seconded by Ms. Walfall. The motion was adopted by unanimous consent

VI. Reserve Study

The Board discussed the draft 2019 Reserve Study and will reach out to Blackstone for vendor recommendations for the next reserve study.

VII. Community Projects & Vendors

The Board discussed parking lot repairs, restriping, speed bumps, parking passes, roofing, and community center inspections and repair, and reviewed proposals from vendors.



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VIII. Budget

The Board discussed the budget process and template from Blackstone. Madame Secretary/Treasurer will provide an updated budget template.

IX. Adjournment to Executive Session

The Board moved to closed session to discuss business transactions, personnel, and legal matters. The open portion of the meeting was adjourned at 9:31 p.m.

These minutes were approved by the Board of Directors.

Natalie N. Bennett
Natalie Bennett, Secretary

10.27.2022
Date

Bernetta Reese
Bernetta Reese, President and CEO

Date