

**THE CLOISTERS
BOARD OF DIRECTORS MEETING**

Proposed minutes of The Cloisters held on Tuesday, March 17, 2026

TIME: 6:00 PM

PLACE: The Pool

The meeting was called to order at 6:06 PM on Tuesday, March 17, 2026.

A quorum of the Board was established. Present were Tim Hendrix, Dan Sullivan, Jackie Spath, Vincent Brennan. Ellyse Vosselmann with Ameri-Tech was present.

Meeting notification was verified. Agenda was posted, mailed and emailed to owners in advance.

Motion was made by Dan and 2nd by Jackie to approve the minutes for the meeting held on January 29, 2026. Motion carried unanimously.

President/Manager's Reports —

- **President:** Tim said gutters will be cleaned on March 23, with some repairs to follow. Lawns & Palms no longer wants to handle the rodent boxes; Tim has one proposal from a new company and is walking the property with another tomorrow. John also offered to take care of them if needed. Pristine Ponds will be here next week to do quarterly pond service.
- **Manager:** Ellyse said there was a backup in Unit 11; Dunedin Plumbing snaked the unit and couldn't find anything but did find mold in front bathroom under the vanity. Rick from Dry Solutions suspects it came from the wax ring and will mitigate mold in the least invasive way for roughly \$1,500. Unit 9 also had some issues; Rick will go in and replace the drywall. Bob Kelly will be contacted to do some touch-up interior painting for Lisa's unit.

Treasurer's Report — February financials, as of Feb. 28:

- \$48,803.32 in Operating
- \$30,740.09 in revenue and \$26,201.93 in expenses for a net income of \$4,538.16 in month of February
- \$248,453.32 in Pooled Reserves (where painting cost will come from)

- \$91,327.27 in Deferred Maintenance

Maintenance Report — John blows the pool deck, tests pool and spa chemistry, and fills out the log daily. Repaired irrigation by Unit 13. Performed landscape clearing in the back of Unit 10. Replaced fire exit covers in two locations. Repaired and restored window awnings in 4 locations. Replaced the downspout in the front of Unit 35. Placed garden hose holder in the back of Unit 14. Replaced a defective irrigation sprinkler in front of Unit 3. Checked rodent boxes.

Business:

- **Results of Paint Material Alteration:** 26 proxies received; 21 voted to change colors and 5 to keep original colors. 32 affirmative votes were needed to change the colors. Tim thanked the Paint Committee for their diligence.
- **Selection of Paint Company:** Ellyse, John, Jackie and Tim met and walked the property with the 5 companies who provided bids; Tim has worked with all in the past, vetted and approved them. Sherwin Williams provided specs. Bids ranged from \$77,000 to \$102,000, with Lowe's being the highest and Specialized Property Services the lowest. Painting would begin in mid-April.
- **Amend Rules & Regulations:** There have been some concerns regarding clutter on landings/entryways and patios. There is nothing currently in the rules and regulations pertaining to the matter, so nothing to enforce until an amendment is made. Entryways will need to be unobstructed and stairways clear. Brief discussion on what new regulations might be necessary.

Other Business:

- The Association is aware of issues with tiles coming off in the spa area; he will contact Triangle Pool or The Pool Works to fix it. Awnings won't be addressed until painting is complete.

The meeting was adjourned at 6:55 PM. Motion was made by Dan and 2nd by Jackie. Motion carried unanimously.

Respectfully submitted,

Tim Hendrix, President/Secretary