

Greenwood Village at Breckenridge Condominium Association, Inc.

BOARD OF DIRECTORS MEETING June 24, 2025

Call to Order/Quorum: Bill VanNostrand called the meeting to order at 3:01 PM with a quorum of the Board present. Board members present were Bill VanNostrand, Ron Pritchard and Nick Corona. Dawn DeBonis, CAM represented D&D Association Services. This meeting was held at the Management office and via Zoom. Notice of the meeting was emailed and posted on the community boards as required.

Owner comments on agenda items: None

Disposition of the 5/27/25 Board minutes: Ron Pritchard motioned to approve the minutes of 5/27/25 minutes as presented, second by Bill VanNostrand with all in favor.

Treasurer: Ron Pritchard reported that the financials were revised according to the adjustments needed. Irrigation is over budget. The new pump is working good, irrigation heads were replaced as needed.

Master Board Representative Report: There is no report as there have not been any meetings.

Landscape: Nick Corona reported he has started pre hurricane clean up on the trees and is waiting on a proposal for the larger trees to be done mid-July

Pergola/Shed Committee: None

Social: None

Unfinished Business: None

New Business:

Update on 2024 Maint. & Ins. payments: All payments have been received for 2024 reimbursements for carport insurance and maintenance.

Update of 2025 Maint. & Ins. payments: The insurance costs were just received, Ron will review the policy.

Ownership of Storage Sheds: This will be deferred for now until more research is done.

Mailbox project: This will be deferred until fall.

Pergola: There was a discussion regarding reimbursement for pergola items, Bill will talk with Claire about this.

Other necessary items: The dumpster enclosures are in the permitting process with Estero. The shed will need to be approved by the Master ARC committee. There was a dryer vent covered up at 20030 Wolfel when the roof was replaced, the roofers are coming back today to finish.

The next meeting will be 9/23 at 3 pm.

Owner Comments:

With no further business before the Board Bill VanNostrand motioned to adjourn, seconded by Nick Corona with all in favor. The meeting adjourned at 4:02 PM.

Respectfully submitted,
Dawn DeBonis, CAM