

Greenwood Village at Breckenridge Condominium Association, Inc.

BOARD OF DIRECTORS MEETING

October 20, 2025

Call to Order/Quorum: Bill VanNostrand called the meeting to order at 3:05 PM with a quorum of the Board present. Board members present were Peter Quattrociochi, Bill VanNostrand and Ron Pritchard. Nick Corona was absent. 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. Informed the owners and board members, both those attending in person and those joining the meeting remotely, that in accordance with the recent updates to Florida Statute 718, this meeting will be recorded and kept as part of the association's official records.

Owner comments on agenda items: The lights on Wolfel Trail are not working. Discussion followed whether the Master Board or the Association is responsible.

Disposition of the previous Board minutes: Ron Pritchard motioned to approve the minutes of 9/23/25 minutes as presented, second by Peter Quattrociochi with all in favor.

Treasurer: Ron Pritchard reported that the September financials look good with a \$16,000 positive. Carport invoices have been sent out with about half of them being paid. The pressure washing has been done, the mulch will be done and the lighting will need to be done.

Master Board Representative Report: Brenda Pitts reported there is a meeting on Tuesday regarding the Master Board budget. They are proposing a \$200 increase driven by inflation and funding the reserves. Paving is scheduled to be done in 2027, bids are being obtained from vendors.

Landscape:

Pergola/Shed Committee:

Social:

Old Business: An opinion recently sent from the Attorney will be forwarded to the Board for review.

New Business:

Budget Discussion: Ron Pritchard reviewed the proposed budget by line items. Reserve interest will be used to reduce the monthly fees. The reserve schedule was reviewed, the proposed budget will be sent out at \$545 per month.

Update on garbage surrounds: These have been completed. Cameras are being considered as contractors have been dumping large items in the dumpsters.

New Chairperson for Decoration Committee: There have been no volunteers yet.

Mulch: This has been scheduled

Update Pressure Washing: This has been completed.

Mailboxes: Ron Pritchard will work on this when he returns

Annual Meeting: The Annual meeting date will be sent once we know the date for the Master Board Annual Meeting..

Other necessary items: None

Owner Comments: The doors and latches on the new garbage surrounds may be difficult for some owners, there may be some complaints. Bill will look at this when he returns.

With no further business before the Board Ron Pritchard motioned to adjourn, seconded by Bill VanNostrand with all in favor. The meeting adjourned at 4:17 PM.

Respectfully submitted,
Dawn DeBonis, CAM