PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 26, 2026
MINUTES

The meeting was called to order at 5:50 p.m. by President Ann Hernandez.

Proof of Meeting Notice was posted on Community Bulletin Boards and outdoor signage.

Present Board Members: Ann Hernandez, Joe Maynard, Tracy Watson and Marilyn Short. AmeriTech Property Manager Beverly Neubecker was also present.

Approval of Minutes:

Motion made and seconded to approve the Amended Minutes of September 28, 2026 meeting. Motion carried.

President's Report:

- A motion was made by Ann Hernandez to appoint Janie Machinchick as new Secretary of the Board effective immediately. Moved by Joe Manard. Seconded by Tracy Watson. Motion carried.
- Former Board Secretary Tracy Watson will remain on the Board as a member-at-large.

Treasurer's Report:

- Marilyn provided information on changes to the 2027 Proposed Budget which included a decrease in Insurance policy renewal cost and lawn/sprinkler maintenance. Increases included building maintenance repair, as well as reclaimed water/sewer charges. AmeriTech will provide information to unit owners regarding the Amended Budget and revision to maintenance fees for 2027.
- Board members authorized Marilyn to sign the Insurance Finance Agreement for 2027.
- Motion was made and seconded to accept the Treasurer's report. Motion carried.

Manager's Report:

- Beverly reported on Association's financial and aging report, copy attached hereto.
- Three condo owners are delinquent in monthly maintenance payments in the amount of $948.60 owed.
- Legal is currently in the process of working with homeowner who had rodent problem.
- AmeriTech has received 6 termite reports that certify termite remediation has been completed by condo owners, as requested in a letter sent to owners in July 2026.
- Motion was made and carried to accept the Manager's report. Motion carried.

Old Business

- Lawncare/Sprinklers/Landscaping: A letter of cancellation was sent to Landscape Workshop; contract will end on October 31, 2026. The new landscape company, Precise Property Maintenance, will begin providing service on November 1, 2026. The new company will provide all property maintenance moving forward to include lawn maintenance, as well as sprinkler inspection. Board asked Beverly to request a copy of the amended Contract for $33,000 / $2,750 monthly.
- Danny's Tree Service has been selected to provide tree trimming and removal service. A new bid to include removal of 3 Laurel Oaks and trimming of 35-40 hardwood trees above condos, common areas and walkways was approved by the Board. Total cost is $10,000 plus an additional $27.50 permit fee. Board discussion included delaying the trimming of palm trees at this time. Beverly will contact Danny's Tree Service to request an interest-free loan to include a $2000 down payment and twelve (12) monthly payments for the remaining balance.
- The Hurricane Protection Plan has been completed and approved by the Board. AmeriTech will distribute the final document to all owners.
- Fine Committee: Board members asked those in attendance for volunteers to be members of the Fine Committee. Cynthia Webb has agreed to be a member of the Fine Committee. Board is currently seeking 2 additional members to participate.
- Three additional Board members satisfactorily completed the educational curriculum required by the Florida Department of Business and Professional Regulation for service on the Board. Janie Machinchick, Tracy Watson and Marilyn Short received certification on October 13, 2026.

New Business

- Reserve Study Review: Beverly will schedule a meeting with Felten Property Assessment to discuss the 2027 Reserve Study proposal.
- Holiday meetings: There will be no meeting in November due to Thanksgiving holiday. December meeting will be rescheduled for December 7, 2026.
- There will be a 2-hour Legal re-certification class for Board members on Friday, November 6, 2026 at AmeriTech offices.
- Motion was made for the formation of a Landscape Committee, which will be a standing advisory committee established by the Board of Directors. Its purpose is to maintain and enhance the aesthetic appeal, safety and property values of the association's common areas while promoting cost-effective, Florida-Friendly landscaping practices. See the Landscape Committee Charter attached hereto. Committee members will be: Dale Everett, Cynthia Webb and Janie Machinchick.
- A bid to repair sprinkler system has been tabled.

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.
Submitted by Janie Machinchick, Secretary
On behalf of Pipers Glen Board of Directors