

TYRONE 5TH AVE MEETING MINUTES THUR 10-23 / 6:30PM

ANNUAL BUDGET MEETING (2025)

In Attendance: Devonte S, Pamela Hobbs, Scott Vignery, Sandra Crisco, Nneka Mbadiwe, Miranda Zaldivar

Meeting Start Time: 6:35PM

Call to Order - Call to order established at 6:35PM.

Certified Quorum of Board

- Quorum present; Property Manager Scott Vignery & Board Members Sandra Crisco, Devonte Sullivan & Pamela Hobbs present.

Proof of Notice of Board

- Notice of meeting printouts posted on Building B Bulletin Board in the Common Area.

Board Discussion

- (Pest Control) Discussion initially started with concerns / discrepancies with Pest Control. Amount proposed was \$8,000, however after discussion was moved down to \$4,500.
- (Landscaping Improvements) - Concerns regarding the \$3,000 increase (\$4,000). After discussion with the board, increase was lowered to \$2,000.

- (Janitorial) - Concerns with the contract through Mint Cleaning, Inc. based off of the prior work completed for the Association. However, monthly amount was rounded to roughly \$650/month.
- (Fire & Safety Equipment) - After discussion with community, decrease in changes were kept based off of 2025 expenses.
- (Cable Services) - Increased through the annual 3-5% increase.

Pamela Hobbs made motion to approve Budget, Sandra Crisco seconded the motion, Devonte Sullivan made third towards motion for Budget. 2026 Budget was approved as of 7:03PM at 10/23/25.

Adjournment - Meeting ended as of 7:04PM.