

TYRONE 5TH AVENUE APARTMENTS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES

Date: August 17, 2026
Time: 6:00 P.M.
Location: Association Meeting Room, Building B

1. Call to Order

The meeting was called to order at 6:00 P.M.

2. Roll Call / Determination of Quorum

A quorum of the Board was established.

Directors present:

Sandra Crisco, Monica Ertel, Pamela Hobbs, Renee Mays, Miranda Zaldivar

3. Proof of Notice

Proof of notice was confirmed.

4. Approval of Agenda

The agenda was approved as presented. All directors present voted in favor.

5. Approval of Previous Minutes

Director Mays moved to approve the previous meeting minutes as presented. Director Zaldivar seconded the motion. The motion carried unanimously.

6. Resolutions

Adoption of Numbering, Indexing and Historical Assignment Policy

Director Mays moved to adopt the Numbering, Indexing and Historical Assignment Policy. Director Ertel seconded the motion. The motion passed unanimously.

Adoption of Official Records Retention, Management and Destruction Policy

Director Ertel moved to adopt the Official Records Retention, Management and Destruction Policy. Director Mays seconded the motion. The motion passed unanimously.

The Board discussed requesting the Association's records from Stevens & Stevens in the Fall so that it may begin reviewing the records and identifying materials eligible for destruction under the adopted policy.

Action: The Board will coordinate the records request from Stevens & Stevens and begin the records review process in the fall.

7. Ratification of Prior Actions

Ratification of Emergency Plumbing Actions and Acceptance of Incident Report

Director Ertel moved to ratify the emergency plumbing actions and accept the incident report. Director Zaldivar seconded the motion. The motion passed unanimously.

8. Management Reports

Financial Report

The financial report was received and reviewed.

Maintenance Report

The Board discussed current maintenance matters. Minor repair work at Unit C-6 remains incomplete from KCK's hurricane-related work.

Action: Management will follow up on completing the remaining minor repair work at Unit C-6.

Violations / Administrative Updates

The Board discussed outstanding violations that are being advanced further in the foreclosure process.

Director Zaldivar moved to authorize the \$500 cost to advance the outstanding matters. Director Ertel seconded the motion. The motion passed unanimously.

Action: Management and Association counsel will proceed with the authorized follow-up.

9. Officer Reports

Painting Proposals

Director Mays reported that three painting proposals are expected. The Association has just under \$60,000 available for the work. Additional costs for pressure washing and railing work are also anticipated.

Action: Director Mays will continue obtaining the painting proposals and related cost information for Board review.

10. Unfinished Business

Lawn IFQ and As-Needed Cleaning and Repair IFQ

Director Hobbs shared draft invitations for quote for lawn services and for as-needed cleaning and repair services. The target is to issue the IFQs in September or, at the latest, October.

Action: Director Hobbs will finalize the draft IFQs for issuance within the stated timeframe.

11. New Business

Laundry Room Concrete Work

Director Ertel moved to authorize an amount not to exceed \$5,500 for concrete work and associated work in the laundry room. Director Mays seconded the motion. The motion passed unanimously.

Camera Investigation of Association Plumbing

Director Mays is requesting quotes for a camera investigation of the Association's plumbing pipes.

Action: Director Mays will obtain and provide the camera investigation quotes to the Board.

Storage Lockers

The Board discussed the deteriorated condition of the storage lockers and determined that they present a hazard. The Board and management will investigate the cost of removing them.

Action: The Board and management will obtain cost information for removal of the storage lockers.

12. Owner Comments

There were no owner comments.

13. Board Comments / Next Steps

The Board reiterated the follow-up items identified during the meeting. No additional action was taken.

14. Adjournment

The meeting was adjourned at 7:20 P.M.

Submitted by:

Sandra Crisco, Secretary