

Firethorne Community Association Inc. Board of Directors met at 28800 S. Firethorne Road and via Teams Meeting from 7:00p.m. to 8:46 p.m., October 24, 2024, pursuant to the attached Notice (Exhibit A).

Directors in attendance were:

Robin Short, President
Katie Carner, Vice President
Cory Rivenburgh, Secretary

Ronald Crasta, Treasurer
Gary Boostrom, Board Member (via Teams)

Also present was Manny Lugo, Community Manager, Asst. Community Manager, Kathleen Oakley and Austin Barsalou of Barsalou & Associates. Quorum was established, and Mr. Short called the meeting to order at 7:00 p.m.

Minutes – September 26, 2024, minutes were approved.

Constable Report –Deputy Litvik read the Monthly Deputy's Report.

Perimeter Fence Update- Jason Rainosek stated that the project is 72% complete with only 46% of the construction duration elapsed. Scope Area 4 will be starting next week. The Board unanimously approved payment number 5 in the amount of \$190,522.06 to Aber.

Committee Report –

- Therese Kotara reported that the pool handrails are in and should be installed shortly. The Sports Field and Tennis Courts recommendations have been turned into the Board for review. The North Clubhouse recommendation is still a work in progress. There needs to be a title search for the Wood Lily project.
- Adam Sowers of the Modification Committee stated the committee is current on the applications. Guideline update recommendations have been sent to the Board and the committee is waiting to hear what can be sent to the lawyers.
- Bob Havlin from the Cell Tower Committee was unable to attend the meeting but sent a note. The committee is still working on the contract with the tower company. The POA contacts have been sent to the tower company as they work with Public Storage for a possible tower in that location.
- Meredith Lauer from Community Watch spoke about Halloween safety. Both pedestrians and drivers should use extra caution on Halloween night. If the lights are out at someone's house do not go Trick or Treating, there.
- A representation from the Firefish Swim Team spoke briefly about the information provided to the Board prior to the meeting. It was stated that the Board wants to know what is going on, so everyone is on the same page. The Board requests someone from the team be present at the Board Meeting when there is new information is share.

Financials – August & September financials approved.

Manager's Report–

- Manny provided the Board with the Manager's Recap of the Month Report.

Old Business –

- The Board tabled the pool and landscaping RFPs.
- The Lake Management Contract was tabled until they act on issues discussed in meeting with Manny, Kathleen & Ronnie.
- The replacement check with the corrected name has been received.
- The Board unanimously approved the bid for \$22,250 from MRI to repair the foundation issue at the North Clubhouse. They also authorized the payment of 50%.
- There is not much to update about the action list because management had been busy working on the 2025 Budget.

New Business –

- The Board ratified emailed approvals of Nagesh & Associates Engagement letter and Payment Plan Extension.
 - The Board approved continuing the CDARs for 6 more months.
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- Manny is working on finding new vendors to work on and change out the key fob system.
- The Board unanimously approved the 2025 Marathon Fitness maintenance contract.
- The pool pump repair has been tabled.
- The Board approved the quote from Classic Sports to perform the necessary repairs to the Tennis Courts fencing and windscreens.
- The Amenities Committee and Board is looking into fencing off the Sports Field and updating the rules so there is currently no need to contact organizations.
- Manny is starting to contact vendors about updating the security camera system. Management requested the Board's help to provide exactly what should be in the RFP for this project.
- The Annual Meeting and Election will be held on **January 16, 2025, at 6pm.**
- 2025 Budget and assessment amounts were tabled.
- Next Board Meeting Thursday, November 21, 2024, at 7 p.m., in a hybrid format.

Executive Session-- The Board went into Executive Session at 8:09 p.m.

Executive Session ended at 8:45 p.m.

- The Board approved Barsalou & Associates to write a Transparency Act for them to review and sign.

The meeting was adjourned at approximately 8:46 p.m.

Cory Rivenburgh, Secretary