

9th Fairway Condominium at Green Dolphin Park Inc

Board Meeting Minutes April 15, 2026

Location Green Dolphin Clubhouse and Zoom

- 1) Called to Order at 3:30pm by Mike Edwards
- 2) Roll Call/Verification of Quorum Present: Judy Diede, Linda Cassella, Marie Petine, Ralph Lorenz, Mike Edwards, on Zoom Carol Starr. Scott Vignery Ameri-Tech Property Manager is also present.
- 3) Verification of posting posted April 10 on building Bulletin boards and email blast sent to all owners, April 14 signs posted in front of buildings.
- 4) Review and Approval of prior meeting minutes _ draft copies to be posted as annual meeting minutes do not get approved until next annual meeting.
- 5) Financial report was given by Ralph
- 6) Social Committee updates provided by Judy
- 7) Old Business:
 - a) Stairwell update for 1800 building will be completed this spring
 - b) 1900 elevator packing has been approved to be done
 - c) Lawn Sprinkler Repairs continued repairs on the sprinkler system
 - d) Grill Replacement, cool and clean before covering. New grill purchased on April 13 for \$962.99 as approved last year and cover \$98.32
 - e) Read our Rules and Regulations, observe posted speed limits, turn water main off if you are leaving for more than 24 hours, leave AC on 80 degrees or lower to prevent mold, set up someone for your monthly check of your unit, notify board in writing if allowing another owner to use your parking space during your absence.
- 8) New Business:
 - a) Elevator Quotes coming in to be reviewed by board
 - b) Villa Road Prescriptive easement issue to be addressed by legal
 - c) Lien due to Next GRC not paying yet another supplier they obtained supplies for our roofs from. Being addressed by legal
 - d) Our Roads and asphalt driveways project to begin quotes this year
 - e) Commons meeting at clubhouse April 23rd at 4pm
- 9) Comments by Board Members and others not on agenda
- 10) Meeting Adjournment at 5:02PM, Next meeting TBD, motion by Judy, Second by Ralph all approved.