FERNBROOKE HOMEOWNERS' ASSOCIATION

QUARTERLY Board of Trustees Meeting - MINUTES

Wednesday, April 22, 2026

Start Time: 7:05 PM

- **Welcome by President**
- **Call to order**
- **Roll Call**

John Caruso, President	Present
Steve Arasanyin, Vice President	Present
Nancy Bivins, Secretary	Present
Pam Korzun, Trustee	Absent
Jennifer Cassise, CPM Comm. Mgr	Present

Approval of Quarterly Board Meeting Minutes from January 22, 2026

- **Updates: NONE**
- **Approval:**
  - **Motion to Approve:** Steve Arasanyin, Vice President
  - **Seconded by: J**ohn Caruso, President
  - **Approval:** Passed

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Financial Reporting

- **Financial Assets Report as of March 31, 2026**
    - Operating Account $ 6,593.21
    - Reserve Account: $ 164,332.06
    - Operating Reserve Account: $ 9,658.86
- **Outstanding Balance**
    - $11,088.44
    - 10 Accounts

ARC Committee Reporting

- **Applications**
    - Request Received (YTD): 17
    - Carryover 10
    - Total 27
    - Completed/Closed: 10
    - Open: 16
    - Pending:
    - Denied/Not Approved: 1
    - Rescinded:

NEWS & ANNOUNCEMENTS

- **Community: None**
- **Township: Hydrants will be flushed between 4/14 and 5/02 between 8:30 AM and 10:30 AM**

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OLD BUSINESS:

- **Exhibit C Bylaws**
    - 91 total homes with 13 homes not in good standing
    - From 78 eligible homeowner 52 homeowners voted Yes
    - Yes votes represent 74% of the eligible voting community
- **Landscape project**
    - Remaining 10 bushes plant to close out 2025 project

NEW BUSINESS

- **Spring Inspection scheduled for May 18th with May 21st rain date**
- **Snow**
    - Snow expenses for 2025-2025 Winter = $36,706
    - Attempts are being made to avoid a special snow assessment at the end of 2026.

PUBLIC COMMENTS PROCEDURES - REVIEW

- **Reviewed Zoom Meeting Expectations**
    - ***For the record State Name and Address ***
    - Three-Strike Rule:
        - 1 - Warning
        - 2 - Audio muted (raise hand to speak again)
        - 3 - Removal from meeting
    - Anyone removed from meeting is welcome to attend the next Meeting
- **How to Participate - Participants will be called to their raised hands**

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- **How to Raise Hand/Lower Hand**
  - **Windows or Mac**
    - Look for Bottom Toolbar (you may have to move your mouse to the bottom of the screen)
    - Select **React/Reactions** then Select **Raise Hand**
    - To lower your hand - Look for Lower Hand or click **React/Reactions** and select **Lower Hand**
  - **Phone or Table**
    - Tap screen to show controls
    - Tap **More** (...)
    - Tap Raise Hand
    - To lower your hand - Tap **More** (...) and tap Lower Hand
  - **Call-in**
    - Dial *** 9** to lower hand and Dial ***6** to raise hand
    - **You will receive a notification to unmute your audio when it is your turn.**

OPEN MEETING for PUBLIC COMMENTS (*State Name and Address*)

- **40 Mayfaire - Question**: Any word regarding a successful bid and how violations will be handled: ***Board response****: The property is listed as "Pending" indicating that an offer has been accepted. All violations will be addressed at Settlement where either the Seller or Buyer will have the responsibility of addressing/assuming.*

- **32 Mayfaire - Question**: The meeting was moved to Wednesday, will that be the new day for future meetings? ***Board Response****: Yes the meeting day was moved because one of the Board members is not available on Thursdays.*

- **21 Mayfaire - Question**: According to Exhibit D, Item 4 - Financial Management Requirements four reports are listed that should be reported to the Community, and only two are currently being reported. Item 3 - Cash Activity Report is not reported, and Item 4 Statement of Disbursement is not reported. **Comment**: There are people in the Community who do not have a computer or smartphone and cannot participate in the Quarterly Meetings. It

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would be nice to have an in-person meeting. ***CPM response to Question:*** *Research will take place after the Quarterly Meeting regarding financial reports and the results will be reported back to the Community.* ***Board Response to Comment:*** *In 2025 the Board offered the Community the opportunity to facilitate a survey in an attempt to see if there are enough Homeowners who would attend in-person meetings, assist with investigating possible venues, and help with ongoing meeting logistics. The project description is currently available on the FHOA website and any Homeowners can reach out to the Board using the email address provided. Regarding those individuals who do not have smart devices, Zoom provides the opportunity to dial in using a landline. The problem is that these Homeowners are not getting the information regarding meeting dates, time and access options. If anyone in the community is aware of a Homeowner who wants to participate, please send their telephone number to CPM so that we can develop an ongoing process to include these Homeowners.*

COMMENTS FROM THE BOARD - None

NEXT QUARTERLY MEETING

Public Board Meeting : Wednesday July 22, 2026 @ 7:00 pm

ADJOURNMENT

- **Motion to Adjourn:** Nancy Bivins, Secretary
- **Seconded:** Steve Arasanyin, Vice President
- **Result: Passed**

MEETING END TIME: 7:55 PM

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