



FERNBROOKE HOMEOWNERS' ASSOCIATION

QUARTERLY Board of Trustees Meeting - AGENDA

July 22, 2026

Start Time:

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

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

Approval of Quarterly Board Meeting Minutes from April 22, 2026

- **Updates:**
- **Approval:**
 - **Motion to Approve:**
 - **Seconded by:**
 - **Approval:**



Financial Reporting

- **Financial Assets Report as of June 30, 2026**

- Operating Account \$
- Reserve Account: \$
- Operating Reserve Account: \$

- **Outstanding Balance**

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- **High Interest Account**

- **Financial Reports Available to Homeowners**

ARC Committee Reporting

- **Applications**

- Request Received (YTD): 31
- Carryover 10
- Total 41
- Completed/Closed: 26
- Open: 13
- Pending:
- Denied/Not Approved: 1
- Rescinded: 1

NEWS & ANNOUNCEMENTS

- **Community:**

- **Township:**



OLD BUSINESS:

- **Exhibit C Bylaws - Submitted to and waiting for registration with County**
- **Spring Inspection**

NEW BUSINESS

- **Geese Management**

PUBLIC COMMENTS PROCEDURES - REVIEW

- **Zoom Meeting Expectations**
 - **Open comments are intended for respectful communication; personal attacks, disruptive behaviour and inappropriate language are not permitted.**
 - **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 on if their hands have been raised**
 - **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*)

COMMENTS FROM THE BOARD

NEXT QUARTERLY MEETING

Public Board Meeting: Wednesday October 21, 2026 @ 7:00 pm

ADJOURNMENT

- **Motion to Adjourn:**
- **Seconded:**
- **Result:**

MEETING END TIME: