**Hunter's Green Condominium Assoc**

**Board of Directors Meeting February 18, 2025**

**Zoom Meeting**

**Meeting called to order**: Sam Sharofi calls meeting to order @ 6:31pm

**Roll Call**:

Director’s Present:

Sam Sharofi – President (296 Foxboro Drive)   
Kim Consonni – Treasurer (288 Foxboro Drive)   
Palmer Property Management – Doug Dillon, Property Manager   
Lisa Jacobs (palmer property management intern – motion was made invite her into the meeting at 6:33 pm)

Unit Owners noted on sign in sheet by Sam Sharofi as they entered zoom meeting.

Sam 296, Kim 288, Loyda 298, Mike Spinetti 1, Martha 82, Diane 25, Kim parson 86, Marina 19, Tiffany 91, Dr. Waller 45, Wally & Kathy 21, Redon 314

**Acceptance of November 19. 2024, and January 21, 2024, BOD Minutes**:   
Motion made by Kim Consonni. second it by Sam Sharofi, approved 6:37 pm.

**Treasurer's Report by K.Consonni** :   
Summary of Financials as of October 31, 2024  
Checking- $43.86, Reserve- $218,198.28, October deposit to reserves $2,500.00

Summary of Financials as of November 30, 2024

Checking- $8,433.32, Reserve- $221,083.37, November deposit to reserves $2,500.00

Summary of Financials as of December 31, 2024

Checking- $5,454.42, Reserve- $223,960.02, Decenber deposit to reserves $2,500.00

Summary of Financials as of January 31, 2025

Approval of financials for October, November & December 2024 was completed. Motion made by Sam Sharofi, Kim Consonni second it. Approved 6:46 pm.

**Property Manager's Report by D. Dillon**:

D. Dillon - Review of open/closed work orders

**Old Business**: three board positions still posted, no volunteers still, even with repetitious inquiries from current board members.   
Tiffany questioned about positions available, information provided, she will think about it.   
Another question regarding the few newly opened board positions, an answer was provided.  
Marina unit 19 made the clarification of once any member of the board declines to comply with Fin Cen, automatically disqualifies from board positions.

**New Business**:

No new items.

**Unit Owners Open Forum (any matter affecting the common interest community**):

* Mike Spinetti asks about CD report information included in financials and monthly statements.   
  Statements are not provided by the bank so cannot be provided. The treasurer will provide something if it can be received from the financial institution,

S. Sharofi- Motion to leave regular session and move into Executive Session inviting Doug Dillon, Property Manager and Lisa(intern) for Violations hearings, Contracts, Collections  
K. Consonni- Second

**Move into executive session:** 6:53 pm  
K.Consonni- Motion to leave executive session and return to regular session  
S.Sharofi second

**Return to regular session:** 7:25 pm  
K. Consonni motion to accept Kayem 2025 contract proposal for decks and porches, Contract amount $ 169,200.00  
S. Sharofi seconded motion  
Motion passed

S. Sharofi- Motion to adjourn meeting  
K.Consonni- Second  
Meeting adjourned: 7:27 pm