

DCCE Block 70 Board of Directors Meeting
APRIL 11, 2024, 5:30 PM
ZOOM
Meeting Minutes

Call to Order:

President Eddie Nordstrom called the meeting to order at 5:33 PM.

Board Members:

Eddie Nordstrom (President), Rosemary Ferrell, Larry Schloss (Treasurer), David Cohen, David Bills (Vice-President), and Stephanie Marsden, (Secretary).

ABSENT: Frank Brown

QUORUM PRESENT

Homeowners Present:

None

Management Firm:

Carmine Carriero represented PRIDE COMMUNITY MGMT LLC.

Open Forum:

Not needed

Approval of Minutes:

The minutes of the meeting held March 14th, 2024, were motioned for approval seconded and all were in favor.

Treasurer's Report: Larry

- ❖ Larry gave the financial report. Discrepancies in the current management fees between what Expert HOA charged, and what Pride Community Management charges.

COMMITTEE REPORTS:

Architectural: (Larry Schloss, Chairman)

- ❖ Donna Dehart's plans and permits for additional garage on hold for the summer.
- ❖ Two units on Hacienda Reposo painting exteriors, no requests were submitted.
- ❖ Director Marsden to paint their house same color, (Dunn-Edwards DET-675).

Landscape: (Larry Schloss, Chairman)

- ❖ Tumbleweed backfilled hole made on irrigation repair.
- ❖ Estimate for trimming will be forthcoming on 12 Date/8 Fan Palms.

Pool: (, Chairman)

- ❖ Motion to install device (auto fill) to automatically add water to Pool & Spa. The cost of the device is \$800.00 ea. Motion approved.

ROADS:

- ❖ NO REPORT

MASTER ASSOCIATION

- ❖ Streets were swept a second time in March, (first time was in February).
- ❖ CC&R revisions feedback and the Kolb Rd. wall discussion continued.

Old Business:

- ❖ The continued absence without notification from Director Frank Brown will be discussed in the Executive Session.
- ❖ The 2024 Pride Community Management contract discussion continued.
- ❖ The Social at the community pool is set for Sunday, April 14th.
- ❖ The Association Budget is a work in progress.

New Business:

- ❖ The next regular meeting will be on Thursday May 2nd on Zoom at 5:30 PM.
- ❖ The next Master Meeting will be the third Wednesday of the month on Zoom.
- ❖ The BMO Harris account update: add Ed Nordstrom President, remove Nick Aquilano former director, and Carmine Carriero owner Expert HOA Management LLC.

- ❖ **Adjournment:** With no further business to discuss, the meeting was adjourned at 6:55 PM.