

Balterra Condominiums Association
Board of Directors Meeting Minutes
January 18, 2024
5:30 p.m. Board Meeting
Via Zoom

Board members present: Anthony Johnson and Alisha Thomas

CPMG: Debra Vickrey, AMS, PCAM – Association Manager

Quorum of Board of Directors established. Meeting called to order at 5:30 PM. by Anthony Johnson. Minutes were taken and transcribed by Debra Vickrey.

Minutes: September 21, 2023

- **Motion** to approve the minutes was made by Anthony Johnson, seconded by Alisha Thomas and passed unanimously.

Manager's Report:

- Debra gave a summary of activities on the property.
- She explained the process for the ballot related to the easement and the progress thus far.

Contracts:

- **Motion** to approve the Complete Plumbing contract in the amount of \$6,289.50 to replace the clubhouse furnace.
- **Motion** to approve the 2024-2025 Alligator Pool maintenance contract in the amount of \$8,900 for 2024 and \$9,000 for 2025 was made by Anthony Thomas, seconded by Alisha Thomas and passed unanimously.
- **Motion** to approve the 2024-2025 Landtech landscaping contract in the amount of \$31,608 for 2024 and \$34,884 for 2025 was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

Financials/Legal:

- **Motion** to approve the September – December 2023 financials, prepared by CPMG, subject to audit, was made by Alisha Thomas, seconded by Anthony Johnson and passed unanimously.

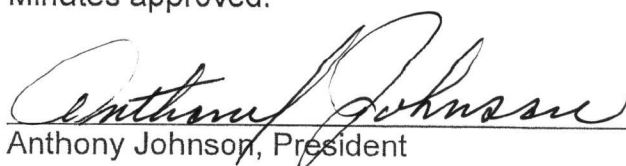
Homeowner Forum: 2 attendees

- There were some questions related to the ballot for the easement.
- The Board suggested CPMG notify owners of the need to check their furnaces because some have recently needed to be replaced.

Adjournment: 5:59 PM

Next meeting: March 21, 2024

Minutes approved:


Anthony Johnson, President


Date