

PDPOA BOARD OF DIRECTORS
MEETING
March 27, 2024
5:30 PM | PDPOA Conference Room & Zoom

Board Members Present:	Becky Brumley, <i>Chair</i>	Alice Bettencourt
	Jerry Durkin	Kurt Faires
	Ed Garino	Doug Luba
	Brandon Smith (via Zoom)	Bob Talbot
	Chad Terefenko (via Zoom)	
Ex-officio:	Andrew Schumacher	<i>CEO</i>
	Elizabeth Simpson	<i>Recording Secretary</i>
	Jim Griner	<i>Chief of Security</i>
	Matthew Nemes	<i>Controller</i>

Chairman Becky Brumley called the meeting to order at 5:31 p.m.

Approval of Agenda: Chairman Becky Brumley called for a motion to approve the March Board Meeting Agenda with a modification to remove the Stewardship and Sustainability Committee's motion. Becky Brumley made the motion; it was seconded Doug Luba.

The motion passed unanimously. (9-0-0)

Chairman Becky Brumley called for a motion to approve the February 2024 Meeting Minutes. Kurt Faires made the motion; it was seconded by Bob Talbot.

The motion passed. (8-0-1)

Owner comments were open for the March Board Meeting Agenda. There were no owner comments.

Becky Brumley presented the Chairman's Report.

Andrew Schumacher presented the CEO's Report.

Chief Jim Griner presented the Security Report.

Matt Nemes, Controller, presented the monthly financial statement.

Bob Talbot, Treasurer, presented the Treasurer's Report.

“The members of the Finance Committee approve the 2023 Audited Financials and recommend the PDPOA Board approve the 2023 Audited Financials as presented.”

The motion passed. (9-0-0)

“The members of the Finance Committee approve the revised Capital Expenditure Policy and recommend the PDPOA Board approve the revised Capital Expenditure Policy.”

The motion passed. (9-0-0)

“The members of the Finance Committee approve the revised Investment Policy Statement and recommend the PDPOA Board approve the revised Investment Policy Statement.”

The motion passed. (9-0-0)

Dixon Hanna presented the ARB Report.

“The ARB recommends the Board approve sending the Design & Construction Guidelines revisions to the community for an Owner Comment Period.”

The motion passed. (8-0-0)

*Jerry Durkin absent for the vote.

Kurt Faires presented the Nominating Committee Report.

Steve Laskowski presented the Infrastructure and Accessibility Committee Report.

Chad Terefenko presented the 7 Lee Shore Ad-hoc Committee Report and made the following motion:

“The 7 Lee Shore ad-hoc committee recommends that the Board of Directors present a covenant amendment to the single-family property owners for the redevelopment of 7 Lee Shore into a passive park.”

Becky Brumley called a roll call vote on the motion:

Alice Bettencourt: AYE

Jerry Durkin: AYE

Kurt Faires: NO

Ed Garino: AYE

Doug Luba: AYE

Brandon Smith: AYE

Bob Talbot: NO

Chad Terefenko: AYE

Becky Brumley, *Chair*: AYE

The motion passed. (7-2-0)

Brandon Smith presented the Greenwood Communities and Resorts Report.

Unfinished Business: None

New Business: None

Becky Brumley motioned to adjourn the meeting, and it was seconded by Ed Garino. The motion passed unanimously. (9-0-0)

Adjournment: 7:15 p.m.

The meeting was followed by owner comments.

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