

Knott's Landing Maintenance Corporation

Board Meeting July 23, 2024

The meeting was called to order at 6:00pm by President Charles Pensel.

Attendees: Charles Pensel-President, Dyson Kline-Secretary, Michael Lanzano- Board Member Jim Green-Board Member.

Secretary's Report: Dyson Kline read the minutes of the May 14, 2024 meeting to the board. A motion was made by Mike Lanzano to accept the minutes as read and second by Jim Green.

Treasurer's Report: Due to the absence of the treasurer, there was no report given this month.

Architectural: Nothing was discussed at the meeting.

Old Business: Mike Lanzano presented to the Board an estimate of \$1,100 for fixing the termite problem at the mail center. The Board will consider this estimate and discuss it at the next meeting.

Jim Green gave the Board a rough estimate of \$100,000 from a contractor, to replace the mail center building if it needed to be replaced. The Board will try to get a written actual estimate from the contractor to use for future expenses.

Dyson Kline presented to the Board the estimated cost of replacing the mail boxes at the mail center. Each cluster box unit will cost \$2,065. If all eight cluster units had to be replaced, the estimated cost would be \$16,520. The Board will take these estimates into consideration when completing its survey of future expenses.

Dyson Kline and Mike Lanzano will trim the bamboo on the cul-de-sac on South Landing drive.

New Business: The board voted to add Mike Lanzano to the Kott's Landing PNC Debit card.

The Board discussed adding Dyson Kline-Secretary as an authorized signer on the PNC Accounts. The Board will complete a list of Board members authorized to use these PNC accounts and vote on their approval at the next meeting on August 13, 2024.

The Board discussed the removal of Devon Q. Reed as CFO. The Board will vote to remove his name at the August 13, 2024 meeting.

With no further business to discuss, a motion was made by Dyson Kline to adjourn and second by Mike Lanzano. Meeting was adjourned.

Respectfully yours,

Dyson Kline-Secretary

Charles Pensel-President