

PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
THE MINUTES OF THE GENERAL MEETING
May 13, 2026

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, May 13, 2026, by Zoom Video Conference.

President, Craig Toma, noted a **Quorum** was present and the meeting was called to order at 7:00 P.M.

BOARD MEMBERS PRESENT:

Craig Toma, President; Travis Oberlander, Vice President; Brian Gonser, Treasurer; Debbie Johnson, Secretary; Dave Summe, Member at Large and Stephanie Devitt, Community Manager with Ross Morgan & Company (RMC)

ABSENT BOARD MEMBERS:

NONE

APPROVAL OF MINUTES:

Brian approved the minutes from the April 8, 2026, Dave seconded the motion, which carried unanimously.

OLD BUSINESS:

NONE

NEW BUSINESS:

Estimate from Alex B Pool Service, LLC:

The Board approved the estimate to replace the spa filtration pump at Pool #1, in the amount of \$1650.00

Estimate from Magic Maintenance, Inc.:

The Board approved the estimate to repair the pool gate at Pool #1, in the amount of \$875.00

The Board approved the estimate to place the metal cover for the push bar, at Pool #1, in the amount of \$950.00

Estimate from Oaks Security, Inc.:

The Board approved the estimate for battery Backup/Surge Protector unit at Pool #1, in the amount of \$270.00

Estimate from John Murray Plumbing:

The Board approved the estimate to replace the fiberglass tub/shower enclose at 18141 Erik Court #243, in the amount of \$1380.00

The Board approved the estimate to replace the drain from and ABS pipe at 18141 Erik Court #243, in the amount of \$2489.00

Estimate from Prime Painting Professionals:

The Board did not approve the estimate for Foundation Waterproofing at 18127 Erik Court #334, in the amount of \$28800.00-need to have estimate itemized

The Board approved the estimate for balcony preventative maintenance change order at 18217 Flynn Drive #111, in the amount of \$1495.00

The Board approved the estimate for inside restoration work at 18145 Erik Court #222, in the amount of \$3295.00

Estimate from Victory Builders:

The Board did not approve the estimate for Foundation Waterproofing at 18127 Erik Court #334, in the amount of \$63050.00

Stop Bugging Pest Control:

The Board did not approve the estimate for termite exterminating at 18114 Erik Court #5131, in the amount \$5579.00

Estimate from GPM Pavement Management:

The Board did not approve the estimate for asphalt repairs at 18201 Flynn Drive, in the amount of \$17194.00-waiting for addition bids

OPEN FORUM:

Results of SB326 HOA Survey

Discussed how a loan would work

Next Board Meeting

June 10, 2026

ADJOURNMENT:

The Board meeting adjourned at 8:08 P.M.

Craig Toma, President

Date

Prepared by: Debbie Johnson, Secretary