

PRINCESSA ESTATES HOMEOWNERS ASSOCIATION
THE MINUTES OF THE GENERAL MEETING
June 10, 2026

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Princessa Estates Homeowners Association** held, June 10, 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:

Travis approved the minutes from the May 13, 2026, Dave seconded the motion, which carried unanimously.

OLD BUSINESS:

NONE

NEW BUSINESS:

Estimate from Saufley Electric:

The Board did not approve the estimate to repair the community property map at Pool #1, in the amount of \$1100.00

The Board did not approve the estimate to repair the community property map at Erik Court, in the amount of \$1100.00

Estimate from John Murray Plumbing:

The Board approved the estimate to install kitchen cleanout at 18106 Erik Court #578, in the amount of \$775.00

Estimate from Victory Builders:

The Board approved the estimate to replace the ABS pipe and fittings at 18102 Erik Court #553, in the amount of \$2850.00

Estimate from Prime Painting & Restoration:

The Board approved the estimate for drywall removal and mold check at 18106 Erik Court #578, in the amount of \$3495.00

Estimate from Coastal Termites:

The Board approved the estimate for termite treatment at 18110 Erik Court #594, in the amount of \$560.00

The Board approved the estimate for termite treatment at 18143 Erik Court #232, in the amount of \$560

OPEN FORUM:

The Board has voted to move forward with acquiring a loan to comply with SB326.

The association will have to vote for a Special Assessment

- 51% of the homeowners will have to return their ballots

- 121 ballots will need to be returned and there will need to be 61 ballots that have voted yes to apply for the loan

- when all the need information is obtained, the ballots will be sent out

Next Board Meeting

July 8, 2026

ADJOURNMENT:

The Board meeting adjourned at 7:51 P.M.

Craig Toma, President

Date

Prepared by: Debbie Johnson, Secretary