

Fairways at Bonaventure Condominium Association, Inc.

Board of Directors Meeting

May 7th, 2026, at 7:00 PM

Meeting Minutes

Call to Order and Establishment of a Quorum:

Board President, Matias Colombo called the meeting to order at 7:03 PM for both those present in person and those attending via Zoom. Property Manager, Stephanie Jara conducted the calling of roll and a quorum of the Board was established.

Board Members Present:

Matias Colombo, President
Thomas Alto, Secretary
Pamela Olascoaga, Treasurer
Monica Aylwin, Director
Luisa Castaño, Director
Amalia Avendano, Director
Paulino Ferrari, Director
Ramon Peraza, Director

Also Present:

Stephanie Jara, Property Manager
Castle Group

New Business

Ratification of 2026–2027 Insurance Renewal:

Board President, Matias Colombo presented and properly completed the ratification of the Association's 2026–2027 insurance renewal. The Board was advised that the Association's insurance renewal has now been successfully moved outside of hurricane season.

Board President, Matias Colombo further advised that the overall insurance premium was reduced from \$586,000 to \$410,000, resulting in a 28% cost savings to the Association. Additionally, the deductible was reduced from \$50,000 to \$10,000, the rate was reduced from 7.1% to 6.9%, and the Association now carries cyber insurance coverage which it previously did not have.

Board President, Matias Colombo made a motion to approve the ratification of the 2026–

2027 insurance renewal. Board Secretary, Thomas Alto seconded the motion. All Board Members were in favor.

Dryer Vent Stack Proposal Selection:

Board President, Matias Colombo presented the dryer vent stack cleaning proposals received by the Association and made a motion to select SoFlow Services for a proposal total of \$6,855. The Board was advised that the Association had previously budgeted \$8,000 for this service, resulting in a cost savings of \$1,145.

Director, Luisa Castaño seconded the motion. All Board Members were in favor.

AC Drain Line Stack Proposal Selection:

Board President, Matias Colombo presented the AC drain line stack cleaning proposals received by the Association and made a motion to select Dr. Steemer LLC for a proposal total of \$2,340. The Board was advised that the Association had previously budgeted \$15,000 for this service, which is required twice per year, resulting in a cost savings of \$10,320.

Treasurer, Pamela Olascoaga seconded the motion. All Board Members were in favor.

Pest Control Preventative Maintenance Contract Selection:

Board President, Matias Colombo presented the preventative maintenance pest control contract proposals received by the Association and made a motion to select Professional Pestguard for a proposal total of \$9,444 annually.

Director, Monica Aylwin seconded the motion. All Board Members were in favor.

Grievance and ARC Committee Volunteers:

Board President, Matias Colombo presented the need for the formation of both a Grievance Committee and an Architectural Review Committee (ARC) for the Association. Board President explained the purpose and responsibilities of each committee and encouraged community volunteers to participate.

40-Year Recertification Project Update:

Board President, Matias Colombo provided the membership with a current update regarding the Association's ongoing 40-Year Recertification Project. Owners present were also advised in advance that an upcoming Town Hall Meeting is currently being planned for Thursday, June 4th, 2026 at 7:00 PM at the Bonaventure Town Center Club, pending final location confirmation.

Owners were advised that representatives from both Falcon Group and CARE Construction,

including project engineers and contractor project managers, are expected to attend the Town Hall Meeting in order to address resident questions and concerns directly related to the project.

Open Forum:

Board President, Matias Colombo opened the floor to all owners present both in person and via Zoom. All owners were given an opportunity to present questions and concerns to the Board and Management.

Adjournment:

There being no further business, Board President, Matias Colombo made a motion to adjourn the meeting at 8:09 PM. Director, Amalia Avendano seconded the motion. All were in favor.

Respectfully Submitted,

Stephanie Jara, Property Manager
Castle Management, LLC

Approved: _____ **Date:** _____

Board Member
For the Board of Directors
Fairways at Bonaventure Condominium Association, Inc.