



Pembroke Isles Homeowners Association, Inc.

Board of Directors Special Meeting
Tuesday, January 26, 2026

MEETING MINUTES

Via Zoom

Meeting ID: 571 912 1998

Passcode: P11401

<https://us02web.zoom.us/j/81687052862?pwd=OThEOVZESnJBd0RZSlgzNEVYRnVmUT09>

1.) CALL TO ORDER:

The meeting was called to order at 7:02 pm. by Mr. Leon Borenstein

2.) ROLL CALL:

Board Members Present

President: Enmanuel Suriel
Vice President: Louis Paonessa
Secretary: Stephanie Sommers
Director: Charles Roberts
Director: Jason Richards
Director: Michael Bauer

Board Members Absent:

Sacks, Sax, and Caplan, Law firm:

Mr. Daniel Weber, counsel

PROOF OF NOTICE OF THIS MEETING:

It was established that the notice of this meeting was posted 2 days prior to the meeting.

3.) VACANT SEAT

Mr. Louis Paonessa made a motion to nominate Mr. Luis Ruiz as a director. Mr. Emmanuel Suriel seconded, and carried unanimously with no objections.

4.) RE-ORGANIZATION OF BOARD POSITIONS

Ms. Stephanie Sommers made the motion to nominate Jason Richard for the position of treasurer. Mr. Michael Bauer seconded, and carried unanimously with no objections.

5.) RATIFY AGENDA FROM JANUARY 20, 2026

Mr. Emmanuel Suriel made a motion to amend the minutes of the previous board meeting of January 20th due to administrative oversights. Mr. Louis Paonessa seconded the motion, and carried unanimously with no objection.

6.) RESIDENT OPEN FORUM

Several questions and concerns were presented by homeowners and answered by the board and legal counsel. No motions were reported.

7.) ADJOURNMENT

There being no further business before the Board, Mr. Emmanuel Suriel made a motion to adjourn the meeting at 8:41 P.M., Mr. Louis Paonessa seconded. All in favor. Motion passed

Minutes were approved by the Board of Directors:



Stephanie Sommers, Secretary
