

TEN MUSEUM PARK RESIDENTIAL ASSOCIATION
Board of Directors Meeting Minutes
NOVEMBER 26th, 2024 at 7pm
LOCATION: 9th floor yoga room

- o **Ten Museum Park Residential Association Board of Directors in Attendance:**
 - Melissa Rubin – President
 - Nicola Garello – Vice President/Treasurer
 - Claudia Roussel - Secretary
- o **First Service Residential Inc.- Property Management in Attendance:**
 - Vivian Prendes – Community Association Manager
 - Ewa Pribanic – Community Association Manager
- **Ten Museum Park Unit Owners in Attendance:**
 - Eric Wolf, unit 2405
 - Udi Behr, unit 2105
 - Shai Ben-Ami, unit 1803
 - Lorenzo Franco, unit 2905
 - Julie Manrique, unit 3607
 - Alexandra Hill, unit 3602
 - Jessica Bordoux, unit 2005
 - Nathaniel McCray, unit 2305
 - Mike Campbell, unit 1508
 - Marella Bolognesi, unit 2803
 - Tyler Colburn, unit 3908
 - Ralf Schwarzendhal, unit 2504
- o The meeting was called to order at 7:08PM.
- o The Board of Directors Quorum was established.
- o Proof of meeting notice was established.
- o 2025 budget and the increase were reviewed.
- o Melissa Rubin motioned to approve the proposed 2025 budget. Claudia and Nicola seconded. Motion was passed.
- o The new 2025 budget was adopted.
- o Melissa Rubin motioned to approve Special Assessment for year 2025. Claudia and Nicola seconded. Motion was passed.

The Board explained that the Special Assessment is for insurance and reserves in the amounts as follow

\$161,600 – Master insurance

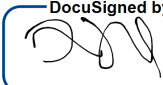
\$561,040 – Master Reserves

\$186,700- Residential Reserves

The Board advised that the payments will be due in two installments in February 1st and May 1st 2025.
- o With no further business to discuss, the meeting was adjourned at 7:10pm.

- o The Town Hall commenced where the projects and improvements for year 2025 were planned to take place such as installation of bollards, increased receiving staffing, increased SPA staff, purchase of new equipment for the gym and yoga room.

Recorded by: Ewa Pribanic, LCAM

X	DocuSigned by:  841137A086074BC...	Claudia Rousset- Leonhard	01.08.2025
	Board Signature	Print Name & Title	