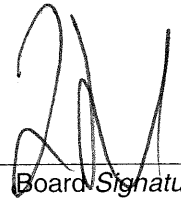


TEN MUSEUM PARK RESIDENTIAL ASSOCIATION
Board of Directors Meeting Minutes
January 28, 2025 at 7:00pm
LOCATION: TMP 9th floor Yoga Cardio Room

- **Ten Museum Park Residential Association Board of Directors in Attendance:**
 - Melissa Rubin – President
 - Nicola Garelo – Vice President/Treasurer
 - Claudia Roussel – Secretary
 - Ralf Schwarzendahl – Newly Appointed President
- **First Service Residential Inc.- Property Management in Attendance:**
 - Ewa Pribanic – Community Association Manager
- **Ten Museum Park Unit Owners in Attendance:**
 - Michael Stajdel, unit 3901
 - Jessica Boudreaux, unit 2005
 - Vivian Prendes, unit 2707
 - Udi Behr, unit 2105
 - Tyler Colburn, unit 3908
 - Aygun Balci, unit 2101
 - Enrique del Campo, unit 1405
 - Peter Maddock, unit 4407
 - Andrew Fox, unit 4207
 - Sebastian Raatz, unit 4101
 - Carmen Nazario, unit
 - Melissa Rubin, unit 2407
 - Jean Paul Pierre, unit 4107
 - Greg Van Den Dries, unit 3803
 - Carlos Garcia, unit 2307
 - Britt Sager, unit 2603
 - Yahairie Cruz, unit 2208
 - Izik Gargir, unit 3501
 - Steven Brimingham, unit 3905
 - Marco Gradilla Alvarez, unit 4205
- The meeting was called to order at 7:01PM.
- The Board of Directors Quorum was established.
- Proof of meeting notice was established.
- Melissa Rubin motioned to approve the meeting minutes from the November 26, 2024 Budget Meeting. Nicola seconded. Motion Passed.
- Melissa Rubin motioned to revise the Association's Rules and Regulation regarding packages. Claudia seconded. Motion Passed.
- The Board of Directors voted to appoint Ralf Schwarzendahl as the new President of the Association. Claudia and Nicola both seconded. Motion passed. Melissa Rubin stepped down and Ralf Schwarzendahl is now the President of the Residential Board.

- Questions and Answers forum commenced where members asked questions regarding; elevator renovations, special assessment, door handles, window cleaning, project of the exterior building painting, social committee.
- Social Committee was established with Britt Sager, Melissa Rubin and Sebastian Raatz.
- With no further business to discuss, the meeting was adjourned at 7:45pm.

Recorded by: Ewa Pribanic, LCAM

X  Board Signature

X  Print Name & Title