2026 – 4th Board of Directors Meeting – The Terraces Club House

AGENDA: Board of Directors Meeting
Date: Thursday, March 5, 2026
Time: 7:30 PM
Location: The Terraces Clubhouse

I. Call to Order & Opening Session

- **Verification of Quorum: Confirmation that a legal quorum is present to conduct official business.**
- **Approval of Previous Minutes: Review and formal approval of the minutes from the prior meeting.**

II. Roofing Project & Capital Improvements (Building D)

- **Review of Roofing Proposals: Presentation of all bids received for the Building D roofing project.**
- **Voting & Selection: Formal Board vote to select the contractor for the project.**
- **Financing Strategy:**
    - **Review of Line of Credit (LOC): Presentation of details by the Renovations Property Management accountant.**
    - **Funding Discussion: Evaluation of whether a Special Assessment is required or whether the Line of Credit is sufficient and obtainable.**
    - **Review of results from the meeting held at Renovations Property headquarters (3/4/2026).**

III. Clubhouse Operations & Maintenance

- **Hours of Operation Club House: Finalizing hours to be posted to the public.**
- **Maintenance Crew Job Descriptions: Review of roles, replacements, and the supplies budget.**

IV. Finance

- **Maintenance Payment Discrepancies: Discussion regarding the report from Renovations Property Management concerning units with outstanding or unpaid maintenance fees.**
- **Bonuses: Discussion regarding maintenance crew bonuses.**
- **Project Approval Process: All projects to be discussed during a formal Board meeting.**

V. Adjournment