The Terraces Condominium Association, Inc.
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BOARD OF DIRECTORS' MEETING

Posted: February 09, 2026.

Place: Clubhouse
Thursday February 11, 2026 @ 6:00 PM

AGENDA

I. Administrative

- **a. Call to Order & Quorum: Open meeting and verify Board presence.**
- **b. Notice: Confirm 48-hour posting (FL Statute 718) in Buildings A–D.**

II. Project Updates & Estimates Building D

- a. **Inspection:** Confirm pass status, review certificates, and finalize punch-list.
- **b. Roofing:** Compare vendor quotes; decide between repairs vs. full replacement; review timelines.
- **c. Structural/Stairs:** Prioritize safety repairs (concrete/metal) and evaluate labor costs**.**

III. Financial Strategy

- a. **Loan Acquisition:** Review commercial terms, gather documents (financials/reports), and vote to proceed.
- b. **Repayment Plan:** Compare using Reserves/Income vs. a Special Assessment (monthly owner fees). vote to proceed.

IV. Closing

- **a. Reports:** President (Immediate Building D goals) and Treasurer **(**funds**).**

V. IX. ADJOURNMENT

Closed meeting for legal matters, Board of Directors members and Renovation Management Company