The Tate Homeowners Association Board of Directors Meeting

March 19, 2025

Minutes

Board of Directors Present:

Laurel Fisher Gallery — Nicki Maxwell, Chair; Lew Powell, Vice Chair; Lauren Dame, Treasurer; Sarah Pyle, Member at Large; Rose Nestor, Board Advisor; Mark Hudson, Secretary

Via Zoom — Nicki Maxwell, Chair

A Quorum of the Board was present.

Bennett Management Company Representatives Present:

Via Zoom — Diane Sollinger

Homeowners and Guests Present:

Laurel Fisher Gallery — Hallis, Zeca Drouin, Em Jenson, Carolyn Kranzler, Len Lewandowski, Carol Lavery, Dean Kortge, Valerie Miller, Mary O'kief, Laura Parrish, John Pendergrass, Nancy Piccioni, Jean Tate

Via Zoom — Diana Gardener, Joan Hudson, David Kolb, Jim Maxwell, Anne Niemiec

Call to Order:

The Meeting was called to order by Nicki Maxwell, Chair, in the Laurel Fisher Gallery and Via Zoom Video Conferencing at 4:00 p.m.

Approval of Meeting Minutes:

Minutes for the February 19, 2025 HOA Board of Directors Regular Meeting were approved as written.

Board Chair's Report

Thank you to Frances Drouin and David Kolb for the in-depth update on the Tate Emergency Preparedness Manual. There are three parts: 1. Preparing for Emergencies at the Tate; 2. Emergency Contact Information; 3. an extended list of action points. Be sure to read it and follow up with recommendations for preparation. It is posted on the Tate website on the resident portal.

(as submitted by Nicki Maxwell, Chair)

Treasurer's Report

The balances in the Tate HOA accounts, as of 02/28/2025, were as follows:

Operating Expenses	$20,359.55
Reserve Funds	$1,042,277.63
Asset Acquisition Fund (at OCCU)	$23,161.87

(as submitted by Lauren Dame, Treasurer)

Committee Reports

Oral reports were given in the Laura Fisher Gallery by:

1. Len Lewandowski, Em Jenson and John Pendergrass on behalf of the Tate Building Committee.

2. Lauren Dame on behalf of the Asset Investment Committee.

3. Hallis on behalf of the Landscape Committee.

A written committee report was submitted to the Board of Directors by Lauren Dame on behalf of the Asset Investment Committee.

Note: For ongoing reference purposes, Committee Reports which were also submitted in writing to the Board of Directors ahead of the given meeting date are not considered part of the officially approved Meeting Minutes and are given in their entirety following this signed document.

Motions made with respect to Committee Recommendations:

1. A motion was made to accept the Asset Investment Committee's proposal to invest all proceeds from two(2) of the CDs presently held in The Tate's Schwab Account which will mature before the April 16, 2025 Board meeting. The sum of these CDs equals $189,723 and will be used to buy two(2) or three(3) CDs, ranging in terms from 3-months to 1-year, in order to fill in The Tate's investment ladder. The motion was seconded, discussed and adopted unanimously by the Directors present.

2. A motion was made to accept the Tate Building Committee's recommendation to approve Saylor Painting Company's contract proposal for caulking the exterior clad fixed windows on the north and east facades of The Tate. Saylor's time and materials contract price projection is estimated to be approximately $3.800. The motion was seconded, discussed and adopted unanimously by the Directors Present.

Meeting Adjourned:

The Meeting was adjourned at 4:46 p.m. by Nicki Maxwell, Chair.

Next Meeting:

The next Tate Homeowners Association Board of Directors Meeting will be held on April 16, 2025 at 4:00 p.m. in the Laurel Fisher Gallery and Via Zoom Video Conferencing.

Respectfully Submitted,

Mark Hudson

Secretary

Asset Investment Committee

AIC Report

We have two CDs maturing before the April Board meeting: $100,000 and $89,723. The AIC proposes that we use those maturing funds to buy two or three CDs to fill in our CD ladder, ranging from 3-months to one-year.

Cheers,
Lauren