



PINEBROOK HOA NEW BOARD MEETING AGENDA

TUESDAY, SEPTEMBER 22nd, 2026 10AM, TOWN HALL #3

Updated: 09/10/2026

1. Call to Order, Roll Call, and Acknowledgement of Guests Jeff Gardner
2. Establish New Board and Committees Jeff Gardner
 - Elect President (new President takes over)
 - Elect other officers (Vice President, Treasurer, Secretary)
 - Appoint and approve all new Directors
 - Social Director
 - IT Director
 - Maintenance Director
 - Four other director positions available per by-laws (Back to old way, everyone has a distinct roll and responsibility)
 - Appoint and approve Staff Members (#, Candidate Names, Jobs)
 - Discuss roles and needs for additional Staff Members
3. Treasurer's Report Mario Perez
 - Brittany provide number of dues paid out of approximately 337 property owners (Captive Lots: 51) (280 Improved Lots, 105 Bare Lots): Total # Delinquent
 - Review and approve UFM plans for the year (26 active UFM's) (4 Staff Members)
 - Approve open funding amount for committee discretionary actions with only President and Treasurer approval:
 - Maintenance: \$2,500
 - Social: \$500
 - IT \$1,500
4. President's Report Jeff Gardner
 - See attached Presidents report
 - Determine what day of the week and time works best for Board Meetings
5. IT and Office Staff Report Office Staff
 - ManageCasa, new computer status, Ipad and Iphone - order cases for both
 - Review expense and volunteer needs and present a plan for Social committee
 - Bookkeepers report, if any
6. Social Committee
 - Establish the 2026/2027 Social calendar, events
7. Old Business Carryover Jeff Gardner
 - Beach Identification System (wait for ManageCasa for survey?)
 - Facility use fee

8. New Business

All

- Establish/confirm date/time of October
- Worker Compensation Insurance
- Fall Volunteer work day
- When to drain lake, move sand, picnic tables, turn off water and internet
- Things to accomplish before 2027 season: fix weir, repair tool shed, dismantle fishing dock, flush septic and pumping
- Bark beetle tree on lake
- Laminate Volunteer signs, needs approval

Open discussion

9. Motion to Adjourn