

**MINUTES OF JOINT MEETING OF BOARD OF DIRECTORS
AND OFFICERS OF DOVER GREEN CONDOMINIUM ASSOCIATION INC**

A joint meeting of the Board of Directors and Officers of Dover Green Condominium Association Inc. was held on July 9, 2026. Present were: Caryn Wheeler, Gladys Orlando, Deborah Ferencak, Ivan Martinez, Christine Oliver, Daniel Gaylord & Janice O'Brien. No one was absent. 9 residents/owners also attended.

Minutes of Previous Meeting: Gladys moved, and Deborah seconded the motion to accept the minutes of the previous regular meeting. The motion passed unanimously.

TREASURER'S REPORT: Caryn reported: 2 units are 3 months behind for \$3,360. 3 units are 2 months behind for \$3,360. 23 units owe for the current month for \$12,880. 4 owe odd amounts for \$4,117.53. The total outstanding at this time is \$12,117.53 Caryn reported that the auditor is still working on our audit report, but it should be ready soon. We had two liens on units; one has been released and the other should be released shortly. The Schedule of Receipts and Expenditures ending June 30, 2026, for the operating and reserve budgets was available for distribution.

COMMITTEE REPORTS:

Maintenance: Caryn reported that a unit on Tipperary Ct. had the water cut off and hose bib replaced. A supplier of the roofers damaged the sidewalk on McMahon, so a load of cement will be coming soon to repair that damage and the other areas of sidewalk that need it (including grading), around our complex. The ladies' bathroom in the clubhouse has been painted & new toilet paper holders were installed. We are waiting for more supplies & then the men's room will be done. Our sprinklers are still being adjusted and worked on but they are y running at night. A streetlight on O'Hara was replaced. The broken outside shower head was replaced. There was a temporary fix of a pool light, as we are waiting for another part for it. The fire extinguisher company is coming next Tuesday, so our volunteers need to gather all the fire extinguishers in the complex to the clubhouse by Monday evening. We have received 2 new tables for the pool deck to replace the damaged ones. We asked for volunteers to disassemble the old one tables & then assemble the new ones. They agreed to meet on Sat. at 9am to work on the tables. Gus will pressure wash the deck on Friday. THANK YOU to all the volunteers! The recent electrical storm ruined our office modem so it will need replacing. Work is progressing on our new roofs. Some stucco siding will need to be replaced on two units on McMahon. Also, a gutter needs to be replaced on Tipperary which will be done when are buildings are completed so the gutter company only comes out once in case there are others that need to be replaced. Emerald Isle is next on the schedule for new roofing. Those living there will be advised of the start date like previous residents.

Caryn attended a seminar about the proposed state law to require more condo associations to have management companies. Last year a bill was proposed to require associations' with income of \$500,000 of income or more to have a management company. The amount was changed to \$750,000 and it did not pass. Chances are it will be proposed again next year.

Clubhouse: Gladys reported there is 1 party for July and 2 scheduled for August.

Sales & Leases: Caryn reported that recently a unit has been leased & new residents moved in, without the required interview and a copy of the lease prior to moving in, as our rules for an owner require. Therefore, we will need to interview them soon. They have been given Janice's contact information for the interview.

CORRESPONDENCE:

None

UNFINISHED BUSINESS:

Getting new lawn service bids will be delayed until after the re-roofing is completed so the companies can have easier access to our complex; the same for new sod.

NEW BUSINESS:

None

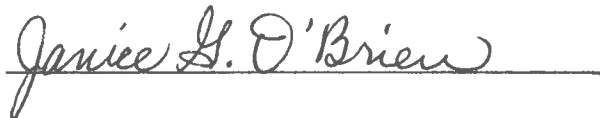
OPEN MEMBER FORUM:

Deborah is looking into applying for a "Mayor's Matching Grant" again. We have received several over past years. Qualifying projects must fall within certain rules. Discussion ensued with all present. If you have a suggestion, please contact a Board member so it can be presented at our next Board Meeting on August 13th.

REMEMBER: It's a STATE LAW THAT THERE SHOULD BE NO GLASS IN THE POOL AREA!! Please follow this because the Health Inspectors can close the pool if they see any glass in the pool area.

There being no further business to come before the Board, the meeting was adjourned.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Janice G. O'Brien", written over a horizontal line.

Janice G. O'Brien, Secretary

Next Board Meeting: Thursday, June 13, 2026, in the Club house at 7:30PM