

**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 5/14/2026. Present were: Caryn Wheeler, Gladys Orlando, Ivan Martinez, Christine Oliver, Daniel Gaylord & Janice O'Brien. Deborah Ferencak was absent. 7 residents/owners also attended. A guest, Mark Combs, our insurance agent, was also present. He gave us his report of our insurance renewal coverage & costs for the upcoming year. Good news! He reported he was able to retain all of our current coverage and have an average of 14% savings over last year! Thank you to Mark!!

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

TREASURER'S REPORT: Caryn reported: 1 unit behind 3 months for \$1,680. (The lien process will be started) 2 units are 2 months behind for \$ 2,240. 10 units owe for the current month for \$5,600. Several other units owe odd amounts (including a previously liened unit) for \$8,522.28 Total outstanding is \$ 18,042.28.

The Schedule of Receipts and Expenditures ending April 30, 2026 for the operating and reserve budgets was available for distribution.

COMMITTEE REPORTS:

Maintenance: Caryn reported that Gus fixed a roof leak on Emerald Isle; several street lights, and the fence at the back of the pool. He adjusted some of the sprinklers. He suggested we order gutter parts to have on hand when the roof is re-done so we don't have to pay the retail price for them, He is planning a survey for concrete work to see if we can use a full truckload.

Clubhouse: Gladys reported there is 1 party scheduled for August at this time.

Sales & Leases: Janice reported that she & Daniel interviewed Mr. Bryan & his fiancée as residents of 2211 McMahon. Mr. Bryan will be the owner who lives in the complex. The closing is scheduled for May 15th. There will be no pets. Daniel moved and Janice seconded to accept this change of ownership, which carried unanimously.

CORRESPONDENCE:

None

UNFINISHED BUSINESS:

Roofing: There has been a delay on delivery of the right color of shingles, but they are now scheduled to be delivered to the east side of Tipperary on May 20th. Each building will get a notice the previous day so the cars can be moved, etc.

Sod: this is still dependent on completion of the re-roofing.

NEW BUSINESS:

Owner of 2222 O'Hara has a request to be allowed to install a water softener. The outside portion will be in their fenced a/c area. Daniel moved and Gladys seconded to approve this request. It passed unanimously.

Unit 1070 on Tipperary has found termites and the Association is getting the treatment done.

OPEN MEMBER FORUM:

REMINDER: DOGS must be leashed and held in control of the owner. It is a city ordinance as well as our rule since we are in the city limits. No loose dogs!

There were several complaints about yard maintenance: blowing leaves into doorways & onto cars, letting leaves pile up around plants & against the building & leaving magnolia pods in the grass. Ivan will take up these & other complaints with the company.

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

Respectfully Submitted,



Janice G. O'Brien, Secretary

Next Board Meeting: Thursday, June 11, 2026, in the Clubhouse at 7:30PM

DOVER GREEN CONDOMINIUM ASSOCIATION, INC	
Schedule of Receipts and Expenditures	
As of April 30, 2026	
Cash on hand and in bank at March 31, 2026	355,236.52
Assessments Received	44,545.00
Transfer to Reserves	8,535.34
Transfer from Reserves	
Operating Funds Available	408,316.86
Spent:	
Maintenance	2,400.00
Pond maintenance	-
Pool maintenance	3,000.00
Lawn Service	3,650.00
Tree Trimming	
Repair & Maint - Equipment, Fences, Sprinklers	6,410.81
Trees, Shrubs, Grass, Gas, Oil, Small tools	
Pool Supplies, repairs	789.64
Repair & Maint - Plumbing, Streetlights, Buildings, Electrical	369.99
Well pump replacement	
Clubhouse maint, supplies, telephone	-
Utilities	2,682.90
**** Insurance	-
Administrative - legal, office supplies, copy expense, postage, website	478.53
Income Taxes	5,791.00
Condo Filing Fee & Other licenses	
Uncategorized Exp - Fire extinguishers. termite bond	-
Total Expenditures	25,572.87
Cash on hand and in bank at April 30, 2026	382,743.99

DOVER GREEN CONDOMINIUM ASSOCIATION, INC.
Schedule of Reserve Receipts and Expenditures
For the Four Months Ending April 30, 2026

	Balance at 12/31/2025	Assessments Transferred	Interest Received	Amounts Spent	Year Activity	Balance at 3/31/2026
Deferred Maintenance Fund						
Painting	\$ 63,858.50	\$ 5,436.72			5,436.72	69,295.22
Pool Liner/Pump	\$ 34,207.89	\$ 965.52			965.52	35,173.41
Tennis Courts	\$ 11,713.57	\$ 547.56			547.56	12,261.13
Reseal Streets	\$ 19,381.68	\$ 936.04			936.04	20,317.72
Pool Deck	\$ 8,916.54	\$ 178.12			178.12	9,094.66
Privacy Fences	\$ 10,054.76	\$ 667.40			667.40	10,722.16
Tree Maintenance	\$ 5,302.64	\$ 3,165.48			3,165.48	8,468.12
Legal/Document Revision						
Total Deferred Maintenance	\$ 153,435.58	\$ 11,896.84	\$ -	\$ -	11,896.84	165,332.42

	Balance at 12/31/2025	Assessments Transferred	Interest Received	Amounts Spent	Year Activity	Balance at 3/31/2026
Capital Improvement Fund						
Roofs	651,621.09	14,126.40		56,534.70	(42,408.30)	609,212.79
Paving	121,154.31	2,326.32			2,326.32	123,480.63
Replumbing	13,012.23				-	13,012.23
Clubhouse Interior	15,301.99					15,301.99
Well/Pump	4,808.08			4,000.00	(4,000.00)	808.08
Clubhouse A/C & W/H	17,312.14	1,117.76			1,117.76	18,429.90
Siding	20,509.20	3,418.20			3,418.20	23,927.40
Tennis Court Fence	5,210.73	57.00			57.00	5,267.73
Tennis Court Lights	5,184.00	131.96			131.96	5,315.96
Perimeter Fence	31,416.34	566.84			566.84	31,983.18
Legal Fund						
Total Capital Improvements	\$ 885,530.11	\$ 21,744.48	\$ -	\$ 60,534.70	(38,790.22)	846,739.89

	Balance at 12/31/2025	Assessments Transferred	Interest Received	Amounts Spent	Year Activity	Balance at 3/31/2026
Insurance Deductible Fund	120,712.87					120,712.87
Reserve for Legal/Document						
Interest Income	32,828.96					32,828.96
Mandatory Audit						
Mandatory Appraisal (2026)	4,604.36	100.04			100.04	4,704.40
Termite Bond						
Underfunded Reserve Account	7,357.18					7,357.18
Total Combined	1,204,469.06	33,741.36	\$ -	\$ 60,534.70	(26,793.34)	1,177,675.72