

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 02-12-2026. Present were: Caryn Wheeler, , Ivan Martinez, Christine Oliver, Daniel Gaylord & Janice O'Brien. Deborah Ferencak joined the meeting towards the end. Gladys Orlando was absent. 7 residents/owners also attended.

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

TREASURER'S REPORT: Caryn reported: 3 units are behind 3 or more months for a total of \$6,263.28. The lien process is being followed on all 3 units. There are 8 units that are 2 months (or parts of 2 months) behind for \$ 8,614. 10 units owe for the current month for \$10,000. Current total outstanding is \$ 20,477.28.

COMMITTEE REPORTS:

Maintenance: Caryn reported that Gus has been working on the pool and has ordered a new pool rope & worked on a stair issue in the pool. The State Health Inspector should be visiting our pool soon. He also fixed the clubhouse mailbox; a hose bib on Emerald Isle; a streetlight at the end of O'Hara; the lights at our entrance and around the pool; checked on a roof leak on Tipperary and has been flagging sprinkler heads that need to be replaced and identifying and replacing broken pipes.

Roofing Committee: Ivan reported that there are a few more estimates yet to be received. There was a discussion about replacing skylights. Basically, most, if not all skylights, will need to be replaced or covered over. Caryn presented a copy of the previous roofing contract that required owners with skylights to pay invidually for them before their roof is replaced. The clubhouse skylights replacement will be included with the regular contract.

Clubhouse: Caryn reported there are no parties scheduled for February so far.

Sales & Leases: No report

CORRESPONDENCE:

A get-well card was sent to Gladys Orlando.

UNFINISHED BUSINESS:

Our well and pump have been determined to be working properly now. Our sprinkler system is being examined, and many of the heads are broken or missing and some pipes have been broken by tree roots as well. Sprinkler heads have been ordered by Gus. Green markers are being placed to locate all sprinkler head locations. This will be completed soon. PLEASE DO NOT move or remove any of these markers! Our planned concrete work will be completed soon. Sod will be coming after our sprinkler system is working properly again and after the re-roofing is completed.

NEW BUSINESS:


A contract has been signed with a licensed auditor to complete our audit. They will also complete our tax forms which are due by March 15th of each year.

OPEN MEMBER FORUM:

A question was asked about when the landscapers will be removing dead plants & bushes. The recent freezes have apparently killed many of ours. It was determined that at this time, only the ones that were dead before the freezes should be taken out, as hopefully many others will recover. Ivan will inform the landscapers.

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, March 12, 2026, in the Clubhouse at 7:30PM