

**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 4/9/2026. Present were: Caryn Wheeler, Deborah Ferencak, Ivan Martinez, Christine Oliver, Daniel Gaylord & Janice O'Brien. Gladys Orlando was absent. 7 residents/owners also attended.

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

**TREASURER'S REPORT:** Caryn reported it is not yet the 10<sup>th</sup> of the month: One unit is 3 months behind for \$1,680. Two units are 3 + months behind for \$5,703.28 (one was previously in lien format & the other will be on Friday). Five units owe for 2 months for a total of \$5,600. Two units owe for 2 + months for a total of \$1,754. Fifteen units owe for the current month for a total of \$8,400. Total outstanding at this time is \$23,137.28.

The Schedule of Receipts and Expenditures ending March 31,2026 for the operating and reserve budgets was available for distribution.

**COMMITTEE REPORTS:**

**Maintenance:** Caryn reported that Gus and associates have spent a lot of time on our sprinklers and after locating & replacing several broken pipes & replacing most sprinkler heads, our system is now working! He also has fixed 2 roof leaks and a streetlight on Tipperary Ct. Needed concrete repairs (by the pool, etc.) is being scheduled.

**Clubhouse:** Caryn reported there is 1 party scheduled each for May & June, so far.

**Sales & Leases:** No report

**CORRESPONDENCE:**

None

**UNFINISHED BUSINESS:**

Sod will be replaced after our upcoming roof replacement, as it could be damaged by that work.

**NEW BUSINESS:**

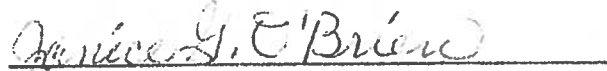
The roofing committee has finalized their interviews and comparisons of the roof estimates. They presented their selection to the Board as well as their reasons why. Discussion followed & some questions were asked and answered. **REMINDER TO OWNERS WITH SKYLIGHTS: you will be billed for them & they must be paid or the skylights will be roofed over when your building is re-roofed.** Janice moved that we accept the roof replacement contract presented from Top Builder Roofing Co. Deborah seconded the motion and it passed unanimously.

**OPEN MEMBER FORUM:**

No comments

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, May 14, 2026, in the Clubhouse at 7:30PM**