

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 June 11, 2026. Present were: Caryn Wheeler, Deborah Ferencak, Daniel Gaylord & Janice O'Brien. A quorum is met. Gladys Orlando, Ivan Martinez & Christine Oliver were absent. 6 residents/owners also attended.

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

TREASURER'S REPORT: Caryn reported: Two units are more than 3 months behind for \$7,943.28. We have a lien on 1 unit & the other in that process. Two units are catching up with a balance now of \$2,254. Four units owe for 2 months for a total of \$4,480. Twelve units owe for the current month for \$6,720. Total outstanding at this time is \$21,397.28. Our Federal taxes have been paid, but we are still waiting to receive the final audit results. Several contacts with the auditors have been made and we will continue to pursue this info.

COMMITTEE REPORTS:

Maintenance: Caryn reported that Gus fixed a light on O'Hara, a pothole on Emerald Isle, a pool light, a main sprinkler leak on McMahon & a unit water cut-off. He will continue checking & either repairing/replacing all of the unit water cut-offs and also checking the sprinkler system for any issues.

The showerhead by the pool was damaged by vandalism and it will be replaced. We will be using our security cameras to help monitor some of our outside areas to find the individual responsible and, hopefully, prevent repairs like this one.

A unit on Tipperary reported early termite signs & has been treated. Another unit on Tipperary has reported carpenter ants that also been scheduled for treatment.

Clubhouse: Caryn reported that currently there are 2 parties scheduled for August.

Sales & Leases: A unit on McMahon has just been listed for sale. The previous sale on McMahon was completed.

CORRESPONDENCE:

A get-well card was sent to Gladys for her recent knee surgery.

UNFINISHED BUSINESS:

Re-roofing on Tipperary Ct. is virtually complete. O'Hara is next on the schedule but the date is unsure at this time as the rainy weather has been hindering the work. Announcements will be given to each unit before they begin work on your street so your vehicles can be moved out of their way. Although they do a lot of clean-up, be aware of possible lost nails before walking or driving on the street they are working on.

Many complaints are still coming into the Board about our current lawn service. Pictures have been submitted showing piles of leaves against the buildings, branches collecting & some trimming and/or edging that is not being done. Gus has replaced many broken sprinkler heads (hit by the mowers). Most of the sprinkler heads were replaced when the well was fixed. Those in attendance also added to the complaints about the lawn service. Some owners who were present who have lived here for a longer time, also gave their comparisons of our 2 previous lawn services to our current one. Several stated that the current one rates poorly in comparison to either of the others. It was suggested we get bids for our lawn service since Caryn noted that we are on month-to-month contract with our current one.

NEW BUSINESS:

Daniel moved that we seek out bids from other lawn service companies. Deborah seconded and the motion passed unanimously. Caryn will now be seeking more lawn service bids for our future discussion.

Deborah was thanked for installing 63 bags of mulch at the front entrance and around the clubhouse and for planting a number of trees around the property.

OPEN MEMBER FORUM:

An owner asked about replacing some dead plants by her unit & asked who is responsible for that. The Association is responsible for the plants in the common areas. However, if an owner wishes to replace plants, a request for approval must be submitted to the Board showing the type(s) of plants and their placement before the plants are installed.

Another asked about seeing more broken concrete walkways. Caryn explained that Gus will walk the complex before ordering any concrete to be sure of what needs to be fixed, so it can be all done with the one order of cement.

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, July 9, 2026, in the Clubhouse at 7:30PM
All owners and residents are eligible/invited to attend.