



Annual Meeting

Monday, November 10th, 2025, at 7:00 PM

Budget Meeting

1. Called to order at 7:02PM by President.
2. Quorum of the membership present
3. Quorum of the Board present
4. Vote to Roll Over Excess Funds to Reserves
 - a. Currently - No Funds to Roll Over in 2025. Discussion ensued about unexpected expenses in 2025.
 - b. If Excess Funds become available - Vote Passed; 14 – 6.
5. Motion by Ronald Reichel Jr to accept 2026 budget as presented and mailed to owners. Judy Hayes seconded the motion.
6. Motion passed unanimously for the 2026 Budget.
7. Adjournment 7:23PM

Annual Meeting (Budget & Annual Meeting Opened Simultaneously)

1. Called to order 7:23 p.m. by President.
2. Appoint Chairperson of the Meeting
 - a. President appoints Magda Hatka as Chair.
3. Proof of Notice – mailed to homeowners and posted on site.
4. Quorum of the membership present.
5. Reading of 2024 Annual Meeting Minutes
6. Candidates have Read and Agree to Abide by Association Documents
7. Election of Directors
 - a. Call for Candidate Nominations from the floor.
 - i. No Nominations from the Floor.
 - b. Introduction of Candidates
 - i. Judy Hayes
 - ii. Joseph Morano
 1. Joseph voiced concerns about the 2026 budget and financial reporting.
 - iii. Ronald Reichel Jr.
 - c. No Election Needed
 - d. New Board – Judy Hayes, Ronald Reichel Jr., & Joseph Morano
8. New Business

TOWNHOMES AT GLENBROOK



- a. A Discussion ensued about the roofs, and where excess funds should go, if there is any. Future funding will be discussed.
 - b. Homeowners addressed concerns about child safety on the property. Board will address the concerns with the parents of the child.
- 9. Announcement and Seating of New Board
 - a. Judy Hayes
 - b. Ronald Reichel Jr.
 - c. Joseph Morano
- 10. Adjournment 8:05 p.m.