

NOTICE

**BOARD OF DIRECTORS MEETING
MONDAY, APRIL 24, 2023 AT 11:00 AM
IN THE MAYBURY CLUBHOUSE**

AGENDA

- 1. Call to order**
- 2. Salute the flag**
- 3. Roll call**
- 4. Approval of minutes previous meeting**
- 5. Approve agenda**
- 6. Treasurer's report**
- 7. New business**

New Maybury email

New office manager

Association insurance

FICO score increase

"F" building painting

Updating cameras

Owner/Occupant updating

Motion to adjourn

MAYBURY MANSIONS ASSOCIATION

MEETING OF THE BOARD

Monday, April 24, 2023 at 11:00am

CALL TO ORDER The Meeting of the Board was called to order by Prospero Marino at 11:00am

ROLL CALL Prospero Marino, Pat Callahan Taylor, Anthony Fischetto, Sandy Denis (via Zoom), Richard Marino and Tony Langone

Absent Randy Harrison

PLEDGE OF ALLEGIANCE Prospero Marino led the Pledge of Allegiance.

PROOF OF NOTICE OF MEETING A notice was posted on April 21, 2023

APPROVAL OF MINUTES OF PREVIOUS MEETING

A motion was moved by Prospero Marino and seconded by Pat Callahan Taylor,

“That the Minutes of the meeting held April 10, 2023 be approved.”

MOTION CARRIED

NEW BUSINESS

Office Computer/NEW email address

Pat Callahan Taylor explained that we lost access to our gmail account, so a new email address has been set up: mayburyoffice@gmail.com

Office Manager

Linda T. Stephens has been hired as Office Manager for Maybury Mansions, effective April 24, 2023. Linda was introduced.

NEW BUSINESS (cont'd.)

Association Insurance

The Board has met with three Insurance Companies. Things are not getting any cheaper. Condo changes in effect July 2022 show what is required by Law. We are requesting the Company to make a presentation to our community explaining what the changes are and what the requirements are. These are things that are not under the Board's control.

FICO SCORE INCREASE

The Board has approved a change in our FICO score requirements to 700. The decision was based on what is best for the community at the right time for the community. 650 is only a fair score, whereas a 700 score is listed as good. We hope this will provide a better solution for helping to ensure that renters can pay their rent. This increase will benefit both owners and the community.

'F' BUILDING PAINTING

F Building is being painted and it will take 2 weeks. The Board reminded residents that additional parking is available behind A and B buildings, or you can use the guest spots.

UPDATING CAMERAS

The passcode was changed in September, so we have someone working on fixing this and getting everything back online. The cameras were always working, but we could not get into the DVR's. Cameras help document what happens, but do not prevent something from happening. If you notice something, call and notify the Office. If it is dangerous, call 911.

OCCUPANT/OWNER UPDATING

One of the first major tasks for our Office Manager is to update our Occupant/Owner database. We will be contacting everyone for updated information.

Motion to Adjourn.

A motion was moved by Prospero Marino and seconded by Tony Langone,

"That the meeting be adjourned."

MOTION CARRIED

The meeting adjourned at 12:09pm.