



**BOARD OF DIRECTORS MEETING
Tuesday, APRIL 14, 2026 @ 6:30 PM
AGENDA**

	PAGE
6:30 PM	
CALL TO ORDER	
6:31 PM – 6:32 PM	
EXPLANATION OF VIRTUAL MEETING PROTOCOL (CAMP)	
6:33 PM – 6:34 PM	
I. APPROVAL OF AGENDA	4-5
6:35 PM – 6:37 PM	
II. APPROVAL OF MINUTES [TAB A]	7-55
A. January 13, 2026 Board Meeting Minutes	
B. February 10, 2026 Board Meeting Minutes	
C. March 10, 2026 Town Hall Meeting Minutes	
6:38 PM – 6:53 PM	
III. TED HART – MORGAN STANLEY	
6:54 PM – 7:01 PM	
IV. COMMITTEE REPORTS AND MINUTES [TAB B]	56-78
A. Budget & Finance Committee	
B. Community Access Committee - Gate Incident Report	
C. Elections Committee	
D. Facilities Committee	
E. Social Committee	
7:02 PM – 7:10 PM	
V. BOARD INFORMATION & DISCUSSION [TAB C]	
A. Management Report	79-95
B. Covenants Report	79-95
7:11 PM – 7:14 PM	
VI. CONSENT AGENDA [TAB D]	
A. Sheriff Sale#R0643718L0251879 (File No. 70229.318)	96-156
Sheriff Sale#R0462388L0372252 (File No. 70229.24)	
B. Committee Volunteer Form (Budget and Finance Committee)	96-156

C. Collection Enforcement Actions **Acct#R0297141L0251610**
and **Acct#R0297401L0251872**

96-156

7:15 PM – 7:35 PM

VII. BOARD DECISIONS [TAB E]

NEW BUSINESS

- | | |
|--|----------------|
| A. Tennis Court Resurfacing Approval | 157-206 |
| B. Social Committee Caterer Approval | 157-206 |
| C. Access Control RFP | 157-206 |
| D. Policy Resolution Request – All Electronic Voting | 157-206 |
| E. Recommendation to Invest \$1million from Morgan Stanley Cash Accounts | 157-206 |

7:36 PM – 8:06 PM

VIII. RESIDENT OPEN FORUM (limit to 2 minutes per household)

8:07 PM – 8:50 PM

IX. EXECUTIVE SESSION [TAB F] (for purposes of consulting with legal counsel, contract negotiations, discussing rule violations **207-220** and discussing delinquencies)

1. Motion – To enter Executive Session

8:51 PM

X. ADJOURN

Next Board Meeting: **June 9, 2026**