



**BOARD OF DIRECTORS MEETING**  
**Tuesday, August 11, 2026 @ 6:30 PM**  
**AGENDA**

|                                                             | PAGE           |
|-------------------------------------------------------------|----------------|
| 6:30 PM                                                     |                |
| <b>CALL TO ORDER</b>                                        |                |
| 6:31 PM – 6:32 PM                                           |                |
| <b>EXPLANATION OF VIRTUAL MEETING PROTOCOL (CAMP)</b>       |                |
| 6:33 PM – 6:34 PM                                           |                |
| <b>I. APPROVAL OF AGENDA</b>                                | <b>8-9</b>     |
| 6:35 PM – 6:37 PM                                           |                |
| <b>II. APPROVAL OF MINUTES [TAB A]</b>                      | <b>11</b>      |
| A. May 12, 2026 Town Hall Meeting Minutes                   |                |
| B. June 9, 2026 Board Meeting Minutes                       |                |
| C. July 14, 2026 Town Hall Meeting Minutes                  |                |
| 6:38 PM – 6:58 PM                                           |                |
| <b>III. COMMITTEE REPORTS AND MINUTES [TAB B]</b>           | <b>13-37</b>   |
| A. Budget & Finance Committee                               |                |
| - Treasurer's Report                                        |                |
| B. Communication Committee                                  |                |
| C. Community Access Committee                               |                |
| - Gate Incident Report                                      |                |
| D. Facilities Committee                                     |                |
| 6:59 PM – 7:09 PM                                           |                |
| <b>IV. BOARD INFORMATION &amp; DISCUSSION [TAB C]</b>       |                |
| A. Management Report                                        | <b>39-129</b>  |
| B. Covenants Report                                         | <b>131-135</b> |
| 7:10 PM – 7:55 PM                                           |                |
| <b>V. BOARD DECISIONS [TAB D]</b>                           |                |
| <b>NEW BUSINESS</b>                                         |                |
| A. Queen Anne Turn Entrance Generator Replacement Proposals | <b>137-148</b> |
| B. DMV Gates Proposal – Deer Run Operator (Old System)      | <b>150-154</b> |
| C. Pine Valley Exit Lane Gate (Vehicle Impact)              | <b>156-159</b> |
| D. Maturing Investments – US Treasury Bill 8-31-26          | <b>161-162</b> |
| E. Facilities Committee (Signage)                           | <b>164-165</b> |
| F. Strategic Planning Meeting date (TBD)                    | <b>167</b>     |

|                                                              |                |
|--------------------------------------------------------------|----------------|
| G. Community Access Committee (Pilot Speed bumps)            | <b>169-196</b> |
| H. Community Access Committee (e-Loops)                      | <b>198-233</b> |
| I. Community Access Committee (PG Law Enforcement MOU)       | <b>235-255</b> |
| J. Communication Committee (Reliable Email Notifications)    | <b>257-258</b> |
| K. Communication Committee (Quarterly Newsletter)            | <b>260-261</b> |
| L. Communication Committee (Website and Platform Evaluation) | <b>263-264</b> |

7:56 PM – 8:26 PM

**VI. RESIDENT OPEN FORUM** (Limit to 2 minutes per household)

8:27 PM – 8:46 PM

**VII. EXECUTIVE SESSION [TAB E]** (for purposes of consulting with legal counsel, contract negotiations, discussing rule violations *and discussing delinquencies*)

**266-305**

1. Motion – To enter Executive Session

8:47 PM

**VIII. ADJOURN**

Next Board Meeting: **September 8, 2026**