



**MINUTES OF THE SPECIAL BOARD MEETING
SATURDAY, NOVEMBER 15, 2025
9:15 A.M.
KRIS BARTEL'S CONDO**

President Akers brought the November 15, 2025 meeting to order at 9:10 a.m. Board members in physical attendance: Gibson Akers, Jerry Draves, Kathy Hartmann-Breunig, Kris Bartel, Tim McCumber. Members via zoom: Tim Russ Krella, Cynthia Guzman, Member present: Kevin Meyers-Unit 26

The purpose of this meeting is to establish a committee to draft a policy which specifies products, colors, installation, etc. for owners of the condominiums to review for future use.

Motion by G. Akers, second by K. Hartmann-Breunig to create a committee which includes volunteer board members and owners to work at creating a policy for all to review at the January meeting. Motion carried. Board volunteers were Gibson Akers, Kris Bartel and Tim McCumber, Kevin Meyers-Unit 26.

Objectives: To call out supply lists for the following:

- Specify deck language
- Specify door language in order to keep all doors uniform (screen doors, interior and exterior doors).
- Specify windows to keep uniform and match colors at each condo building
- Specify standardized outdoor lights on decks
- Specify outdoor decoration rules (political signs, floral beds, plantings, decor items, tree locations, etc.) with a goal to keep tasteful and not spreading beyond each area
- Siding

Erosion and drainage issues were discussed.

Motion by G. Aker, second T. McCumber to approve the quote from Dederich Tree Trimming in the amount of \$11,230.48. Motion carried. Jerry agreed to organize and work with Dederich.

Jerry gave an update on the installation of the railing and they should be here Monday, November 24. Also, Dickson has to bring soil bags for Building 1 and Russ will check into this.

Russ asked if the tennis court nets were down yet and that salt buckets need to be put out.

Gibson reported the final leaf cleanup has not been done yet.

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Gibson thanked Cynthia for getting the Merrimac Fire Dept. to do the controlled burn of shrubs and brush pile.

Motion G. Akers, second T. McCumber to adjourn the meeting at 9:55 a.m. Motion carried.

Respectfully submitted by

Kathy Hartmann-Breunig, SOCA Secretary

BOARD MEMBERS 2026:

President – Gibson Akers (Unit 4) (2028)

Jerry Draves (Unit 79) (2026)

Vice President – Kris Bartel (Unit 11) (2027)

Russ Krella (Unit 80) (2027)

Treasurer – Tim McCumber (Unit 1) (2026)

Cynthia Guzman (Unit 50) (2028)

Secretary – Kathy Hartmann-Breunig (Unit 41) (2027)