

Summerstone Homeowners Association

DRAFT – Pending Board Approval Board of Directors Meeting Minutes

Date: May5th, 2025

Time: 7:00 PM – 7:55 PM

Location: Zoom

Attendees:

- Pradeep Kovvuri
- Stacey O'Donell
- Cherrisse

Call to Order:

The meeting was called to order at 7:00 PM.

Agenda Items

1. Contractual & Vendor Issues

a. Split Milk Cleaning Services

The Board discussed ongoing performance concerns with Split Milk Cleaning Services, specifically poor cleaning of the amenity center and noticeable dust accumulation.

Decision:

- All three board members voted in favor of terminating the contract with Split Milk Cleaning Services.
- The Association will pay any outstanding invoices, pending board review and approval of detailed billing.
- The Board will source a new cleaning vendor and submit the selection to the management company.

b. GateTech (Security System Vendor)

The Board reviewed resident complaints about unreliability of the gate code system, including inconsistent access. The system is deemed inefficient, with unresolved technical issues.

Decision:

- A unanimous vote was cast to cancel the contract with GateTech effective immediately.
- The Board requests a refund and has directed that no further payments be made to GateTech.
- The Board also expressed concern that funds were issued to this vendor without current board approval, and that FIPM moved forward with the gate system installation despite

being explicitly instructed to hold off. Their justification—that the previous Board had approved it—is concerning.

Given that they were aware a new Board was coming in, proceeding without consultation shows a lack of transparency and courtesy. More seriously, disregarding a direct directive from the new Board is not only unprofessional but borders on being egregious.

- A new security vendor will be selected and submitted to the management company.

c. DCM Law Firm

The Board agreed to terminate services with DCM Law Firm.

Decision:

- A 15-day notice of termination will be issued.
- No further billing (including for the engineering report) should be processed without Board review.
- The Board requests a detailed invoice for any outstanding charges, and payments will be made only upon board approval.
- The Board will engage a new legal firm and provide the contact to the management company.

d. Consolidated Pest Control

The Board expressed dissatisfaction with the performance of Consolidated Pest Control, citing ongoing pest issues, including visible spider infestations and untreated grass areas.

Decision:

- The Board unanimously voted to terminate the contract with Consolidated Pest Control.
- No further payments are to be released to this vendor.
- Supporting evidence will be maintained for record and review.

2. Personnel / Board Conduct Matters

a. Concerns with Management Company

The Board expressed dissatisfaction with the management company's delayed responses and lack of financial transparency, which may have contributed to misuse of association funds.

Decision:

- Cherrisse will be the primary signatory for all checks.
- Cherrisse is also to be granted full online banking access to all Summerstone accounts.
- The Board expects timely and transparent communication from the management company moving forward.

b. Financial Review Request

The Board requests to conduct a detailed financial review during the next board meeting.

Requested reports include:

- Vendor payment history (last month)
- Delinquency Report
- Reserve Fund Status
- Accounts Payable/Receivable
- General financial transparency across all accounts

3. Discussion Items

- The Board raised questions regarding financial deductions from the previous year and the beginning of the current year.
- The Board seeks documentation supporting all vendor payments, citing inconsistencies that need clarification.

4. Action Items

- Engage and submit a new security system vendor to the management company.
- Identify and propose a new cleaning services vendor to the management company.
- Select and provide a new legal firm to the management company.

Adjournment

The meeting was adjourned at 7:55 PM with unanimous agreement from all board members.