



REGULAR MEETING OF THE
BOARD OF DIRECTORS –
COUNCIL OF UNIT OWNERS OF MUTUAL 14

TUESDAY FEB 17, 2026

Resolution #87-90

Pursuant to notice previously given, a regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 14 – Condominium of Rossmoor, Inc. was held in Meeting Room A and via Zoom: 301-715-8592; (ID: 862-9527-1805; Access Code: 500040 on Tuesday, Feb 17, 2026, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Boris De Souza, Vice President; John Loveday, Treasurer/Secretary; Annette Loveday-Assistant Secretary.

Directors: Jane Carona and Stephen Hatos.

DIRECTORS ABSENT: None

MANAGEMENT: Perla Alvarez, Property Manager and Danesca Pineda, Administrative Coordinator

ZOOM VISITORS: Cathy Madden; Richard Peppin, Carol Ames, and James Reilly

VISITORS in person: Leona O’Reily, Julie Gibbons, Patty Arias, Mary Lamb, Bob Moss, Hope Levy, Myriam Curnow, James Mathews and Laurie Kramer

1. **Call to order** – President Viney called the meeting to order at 2:00 pm
2. **Adoption of Agenda** – The agenda was adopted as presented.
3. **Approval of Minutes** – The Jan 20, 2026, regular Board minutes were approved as presented.
4. **President’s Comments**-Call for candidate’s letter went out to all unit owners last week.
5. **Finance-Action Item-**
 - a. Ms. Loveday presented the list of invoices for approval.
Invoices **under \$1,000-** for approval-

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$120.63	622400	<u>Comcast Invoice #2185</u> -15121 Glade Dr. unit tel. co. dated: 1/15/26

2	\$120.63	622400	Comcast Invoice #2177 -3511 Forest Edge unit tel. co. dated: 1/15/26
3	\$120.63	622400	Comcast Invoice #2144 -3510 Forest Edge. Dr. unit tel. co. dated: 1/15/2026
4	\$120.63	622400	Comcast Invoice #2201 -15101 Glade Dr. unit tel. co. dated: 1/15/2026
5	\$763.00 <hr/> \$32.00	611900-100002 611900-100001	RB Rees Broome invoice #1528525 - professional services rendered -Collections. Dated; 1/31/2026.
6	\$269.52	621000-100006	LWMC Invoice #273140 - B. 15-removed valve that blow apart and replaced valve to trash washer. Dated: 2/10/2026
7	\$294.00	620200-100006	LWMC Invoice #273248 - move 2 brackets on metals columns to property support the third floor railing; 3501 Forest Edge Dr. Dated: 1/28/26
8	\$238.00	620300-100007	LWMC Invoice #272519 - 30 Sec test in b.10-17. B.11 emergency light out in front 3A, b.13 in between 2a and 2a emergency light on the left side in out. Dated: 1/28/2026
9	\$600.00	620200-100006	DL Carpentry Invoice #62963473 - door closure replacement on the entry door of the building 3510 Forest Edge Dr. Dated:1/19/2026
10	\$175.00	620200-100006	DL Carpentry Invoice #62963491 -15121 Glade Dr. (B. 13) replaced damaged white downspout with a black 6 to 4 inch adapter installed on the ground. Dated: 2/5/2026
11	\$710.36	620300-100007	Dynalectric Invoice #73334 - ordered new pull station picked up and went to site and replaced as needed to correct deficiency from annua testing. Dated: 1/27/2026

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b. Invoices over \$1,000- None

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$1,600	620200-100006	DL Carpentry Invoice #62963499 - 15121 Glade Dr. securing drywall in a mechanical room on the second floor measuring 12 feet by 12 feet. Dated: 2/10/2026

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c. Insurance Claim- (if any)-

. 15119 Vantage Hill Rd. (Grimes)-

-Upon motion duly made, the Board agreed,

To approve the payment of \$447.27 to **LWMC** from GL620200-06 for the 6/30/2025 mitigation of moisture originating from the rear downspout at 15119 Vantage Hill Rd.

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-Upon motion duly made, the Board agreed,

To engage **BDO** for Mutual 14's 2025 audit [\$4,140] and tax [\$2,100] services, to be paid on presentation of invoices from GL611500.

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6. **Property Management-**

- a. Property Manager's work updates chart was included in the agenda packet for all board members to review and ask any questions.
- b. Proposals-(if any)- Proposed additional parking rules-
Whereas proposed amendments were mailed to unit owners on December 15, 2025, and further amendments were made in consequence of comments and suggestions received from unit owners via email and in an open meeting on January 20, 2026,

-Upon motion duly made, the Board agreed,

To approve the amendments to the Mutual 14 Rules & Procedures' Use Restrictions section "**Motor Vehicles, Golf Carts, and Parking**" as presented on February 17, 2026, to take effect March 15, 2026.

Resolution #91 2/17/2026

-Upon motion duly made, the Board agreed,

To approve the Feb.14.2026 proposal from **Jiffy Plumbing** for the repair of a water main break at 15111 Glade Drive [Bldg.12] at a cost of \$89,320.00 to be paid on completion and presentation of an invoice from Contingency Reserves GL690000-120002.

Resolution #92 2/17/2026

-Upon motion duly made, the Board agreed,

To approve payment to LWMC/Vince Caraballo for bottled water distributed to residents of Building 12 in an amount not to exceed \$150.00 paid from GL620200-06.

Resolution #93 2/17/2026

-Upon motion duly made, the Board agreed,

To approve payment to **Gotügo** for two portable toilets for residents of Building 12 in an amount not to exceed \$910.00 paid from Contingency Reserves GL690000-120002.

Resolution #94 2/17/2026

- c. ABMs-if any-15123 Vantage Hill Rd
- Upon motion duly made, the Board agreed,

To approve the **ABM** submitted by 15123 Vantage Hill Rd for lighting/electrical- install processed lighting, some flooring and some painting, subject to receive the electrician license.

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7. **Other Business**- n/a
8. **Correspondences**: n/a
9. **Reports**-
 - a. **LW Community Report**- (no update).
 - b. **Unit Status Report**- The unit status report was included in the agenda packet for all board members to review.
10. **Open Forum**- Time was provided for members to discuss items included and not on the agenda.
11. **Next Meeting**- March 17, 2026, at 2:00 p.m. using the Hybrid form.
12. **Adjournment** – The meeting adjourned at: 2:55pm

John Loveday, Secretary