



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

TUESDAY MAY 19, 2026

Resolution #6-13

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, May 19, 2026, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Julie Gibbons, Vice President; John Loveday, Treasurer/Secretary; Annette Loveday-Assistant Secretary. Directors: Jane Carona (via zoom) and Stephen Hatos.

DIRECTORS ABSENT: None

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

ZOOM VISITORS: Carol Ames, Kathy Williams, Richard Peppin, Cathy Madden, Sam Kadushin and Leona O’Reilly

VISITORS in person: Nancy Cameron, Janice De Jong, and Bob Moss

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 April 21, 2026, regular Board minutes were approved as presented.
4. **President’s Comments**- None at this time.
 - a. Submeter update- Mutual President, Ms. Viney share some important information about submeter.
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	\$408.00	7520	<u>LWMC Invoice #276203-</u> Building 13 carport lights, cover photocell roofs of building 13,15,16. Dated: 4/29/2026

2	\$556.00	7740	Dynalectric Invoice #74282 - 3501 Forest Edge Dr. sprinkler leak in the trash room building 14. Dated: 3/23/2026
3	\$520.00	7620	McFall and Berry Invoice #243810 - 2026 watering per occurrence 4/20/26, 4/22/2026, 4/23,2026. Dated: 5/1/2026.
4	\$473.00	6450	RB Rees Broome Invoice #1547171 - Professional services rendered through April 30, 2026-(collections).
5	\$238.00		LWMC Invoice #276342 -Emergency light testing in building 10-17 all are working except building 11 3a by the front door. Dated: 4/30/2026

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b. Invoices over \$1,000- for approval -

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$1,390.00	7690	J The Plumber Invoice #002074 - Ran jet machine from the roof down the laundry and kitchen tier drain. B. 16-1A Dated: 4/30/2026
2	\$1,368.00	7620	McFall and Berry Invoice #243500 - 2026 lawn care application 3 apps. Dated: 4/30/2026
3	\$3,800.00	7570	DL Carpentry Invoice #62963583 - Exterior vent cleaning in buildings: 10,11,12,13,14,15.16.17. Dated: 5/01/2026

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c. Insurance Claim- (if any)-none

6. Property Management-

- a. Property Manager report-The report was included in the agenda packet for all board members to review.
- b. Proposals-(if any)-
 - 1. DL Carpentry

-Upon motion duly made, the Board agreed,

To approve the **DL Carpentry** proposal date 4/29/26 relating to Buildings 11 & 16 for painting the ceiling on the 3rd floor catwalks to cover the roofing nails, painting the ceiling on 3rd floor open balconies, and any newly installed roofing plywood throughout – at a cost of **\$6,650.00**, to be paid on completion and presentation of an invoice from Replacement Reserves GL8110.

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2. DL Carpentry

-Upon motion duly made, the Board agreed,

To approve the **DL Carpentry** proposal dated 5/11/26 for repair of the ceiling in Building 16 #3C damaged during the roofing project at a cost of **\$2,460.00**, to be paid upon completion and presentation of an invoice from Replacement Reserves GL8110.

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3. DL Carpentry

-Upon motion duly made, the Board agreed,

To approve the **DL Carpentry** proposal dated 5/6/26 for priming and painting the patio post and balcony c-channel after removal of the enclosure, at a cost of **\$1,500.00** to be paid on completion and presentation of an invoice from General Maintenance GL 7570, and to request reimbursement from the unit owner as agreed

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4. Drone purchase

– Upon motion duly made, the Board agreed,

To approve the proposed purchase of a **drone**, in conjunction with other mutuels, at a cost yet to be determined but within the spending authority of the president, to be paid from General Maintenance GL 7570.

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c. ABM's (if any)-3500 Forest Edge Dr. 15-1F –(Scanlan)

– Upon motion duly made, the Board agreed,

To approve the ABM for window replacement at 3500 Forest Edge Dr #1F.

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5. McFall and Berry

– Upon motion duly made, the Board agreed,

To approve the McFall & Berry Invoice #243456 for assorted plantings and lady bugs in the amount of \$1,766.05 to be paid from Landscape GL7620.

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7. **Other Business**- n/a

8. **Correspondences**: n/a

9. **Reports**-

- . LW Community Report-the community report was included in the agenda packet for all board members to read and ask questions.
- . Unit status report-The 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**- **June 16, 2026, at 2:00 p.m.**

12. **Adjournment** – The meeting adjourned at: 2:45pm

John Loveday, Secretary