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Preserve at Lake Thomas Homeowner's Association Inc.
A Corporation Not for Profit
February 12, 2026 Board of Directors Meeting

- I. Chris Eagen, President called the meeting to order at 7:02 pm. Quorum of the Board was established and confirmed. Present on behalf of the Board was Chris Eagen, Jack Tager, Manny Mendez. Not present was Frank Sierra and Terry Aunchman. Cody Glass represented Wise Property Management.
- II. Jack confirmed meeting was properly noticed as required per the statute and the associations bylaws. Chris did announce the meeting was being recorded and that residents may record as well. There will be no comments on non-agenda topics tonight. Speaker limit: 3 minutes per agenda item. A sign-up sheet will be used at the door; speakers are called first-come, first-served. This meeting will adjourn no later than 7:45 PM, so comment time may be shortened if needed to allow the Board to complete its business this evening.
- III. Manny gave the Treasurers report on behalf of the January financial, Jack moves to approve the report, Chris seconds. All in favor with no opposition.
- IV. Jack makes a motion to review the current banking structure and authorized signers to add the Board President and Treasurer to the account to ensure compliance with the bylaws, Chris seconds. All in favor with no opposition.
- V. Manny makes a motion to reduce the monthly assessment to \$140.00 effective March 1, 2026, Jack seconds. All in favor with no opposition.
- VI. Jack makes a motion to approve a resolution on formal records stabilization and access framework, Manny seconds. All in favor with no opposition.
- VII. Jack makes a motion to adopt the use of digital workspace and establish association email accounts, Manny seconds. All in favor with no opposition.
- VIII. Chris makes a motion to place a book exchange library near the Board walk entrance temporarily prior to selecting a final location, Jack seconds. All in favor with no opposition.
- IX. Chris makes a motion to censure a director for conduct inconsistent with fiduciary duties and Board governance obligations, Manny seconds. All in favor with no opposition.
- X. There being no further business, Chris moves to adjourn at 7:54 pm, Jack seconds. All in favor with no opposition.

Respectfully submitted,

Cody Glass, LCAM, CMCA, AMS
Wise Property Management Inc.