

The Association of the Apartment Owners of Apusento Garden Condominium

Regular Board of Directors Meeting

Meeting Minutes – Thursday April 18, 2024

Apusento Gardens Resident Managers Office, 6:00 PM

G. Sanders verified that a quorum was present and called the meeting to order at approximately 6:23 p.m. at the Apusento Garden Resident Manager's office, Chalan Pago, Guam.

1. Roll Call

- a. **Board of Directors ("Board") Present** Gerald Sanders,
President Jerold Filush, Treasurer
Galen Haye, Member

Absent: Sandy Yow, Vice President, Kevin Kay, Member

- b. **HOA Property Manager ("PM")**
Anne Castillo
- c. **Apusento Gardens Resident Manager ("RM")**
Jemimah Kay
- d. **Apusento Gardens Operations Manager ("OM")**
Bryan Keller

2. Approval of Previous Meeting Minutes

- a. The Board reviewed the Meeting Minutes from March 14, 2024.
J. Filush motioned to approve the Meeting Minutes of March 14, 2024 with the following corrections to be made by the Property Manager, with the assistance of G. Haye for the items required for correction. Seconded: G. Sanders Unanimous vote, motion carried.

3. Approval of Financials for June 2023 – March 2024

- a. The Board of Directors Reviewed Financial Reports from June 2023 – March 2024
The financial reports covering the period from June 2023 to March 2024 were presented during the meeting. However, it was noted that there was no motion to approve the financials, and approval was not granted during the meeting until J. Filush (Treasurer), received the full excel report from Leonard Campos (REMAX).

4. Treasurer's Report

- a. J. Filush informed the Board of Directors that he will continue to review the financials received from Leonard Campos (REMAX Operations Manager) and return to the Board with an update with a better understanding on the account numbers.

4. Resident Manager's Report

- a. H111 continuous noise complaints from other units, and possible cleanliness violations brought to

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the attention of the RM. RM & OP has posted notices. RM will continue to write noise violations until further advice received from legal.

b. Vent Dryer Cleaning ongoing, 59 dryer stacks left for cleaning.

4. Operations Manager's Report

a. Elevator Signs - All elevator exit signs have been replaced.

b. Debris removal, still ongoing, will be done by next week.

c. Basketball court have been water blasted, and will continue on painting.

d. Roof Water Blasting will be continued by B. Keller and the in-house maintenance team.

5. Old Business

A. Roof Assessments.

B Building to be assessed first prior to work to be conducted.

6. New Business

a. Pool Reopening - Pool Rules were discussed. A motion was made to approve and accept the Alupang Cove Pool Rules, with the modification to align with Apusento Gardens Standards, after G.

Haye's amendments to review with G. Sanders.

Motion: J. Filush made a motion for G. Sanders & G. Haye to finalize the pool rules, in agreement with the Board to approve.

Second: G. Sanders

Unanimous Vote, Motion Carried.

b. Typhoon Shutter Color - Additional color for black to be included in the house rules for typhoon shutters.

Motion: G. Haye made a motion to include black as an approved color for Typhoon Shutters.

Second: G. Sanders

Unanimous Vote, Motion Carried.

c. Sign installation for backlot parking

Motion: J. Filush made a motion to install a signage for Visitors Parking at the backlot

Second: G. Sanders

Unanimous Vote, Motion Carried.

d. Otis Elevator

Motion: G. Haye made a motion to approve 50% deposit as needed for Otis quote # QTE - 001889258 service & repair order with HOA President to move forward with signing the contract for submission.

Second: J. Filush

Unanimous Vote, Motion Carried.

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e. Office Internet

Motion: J. Filush made a motion to approve to renew office internet not to exceed \$250.00 a month

Second: G. Sanders

Unanimous Vote, Motion Carried.

f. Roof Work Silicon Project

Motion: G. Haye made a motion to approve to begin the roof project with a budget of \$25,000.

Second: G. Sanders

Unanimous Vote, Motion Carried.

g. Annual Meeting - May 11, 2024 10:00 AM, to be held at the poolside.

7. Open
Forum N/A

8. Next
Meeting: TBD

9. Adjournment

G. Sanders adjourned the meeting at approximately 8:31 p.m.

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I hereby certify that the preceding is a true and correct copy of the approved Minutes of the Board of Directors' meeting held on **April 18, 2024**

Apusento Garden Board of Directors

Date