THE TOWNHOMES AT THE OCEANS HOMEOWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS & 2026 BUDGET ADOPTION MEETING MINUTES

Thursday, December 18, 2025 – 10:00AM

VIA ZOOM ONLY

ROLL CALL/DETERMINATION OF QUORUM/CALL TO ORDER: A quorum was established and the meeting was called to order at 10:04AM by D. Gondera.

ROLL CALL:

- Doug Gondera	President	Present
- Mike Kies	Vice President	Present
- Judi Weimer	Treasurer	Present
- Selina Ahmadzadeh	CAM	Present
- Six owners present		

PURPOSE

- 2026 Budget Adoption: The board revisited the budget at the organizational meeting due to increase in insurance premium along with other projects that need to be addressed in 2026, such as painting and gable vents. Due to this, and on-going rising costs, the budget was revised and reflects an increase in dues of $412.00 per month. The floor was opened for questions from those present. Motion made by J. Weimer, seconded by D. Gondera, to adopt the 2026 budget reflecting dues of $412.00 per month effective 1/1/26 through 12/31/26; motion carried.

OPEN FORUM

- Owner requesting YTD actuals, which will be emailed.
- Owner inquired how often competitive bidding occurs.
- Questions regarding 2026 payment instructions.

ADJOURNMENT: Motion made by D. Gondera, seconded by J. Weimer, to adjourn the meeting at 10:28AM; motion carried.

NEXT MEETING: MARCH 5, 2026 – 10AM – BOARD MEETING – TOUT MANAGEMENT

DRAFT