

**Five Fountains Condominiums Association Inc.  
Board of Directors Meeting  
Wednesday July 16th, 2025  
6:00 PM**

**Location: Five Fountains Club House and Online**

**Meeting Minutes**

**Orlando Rodriguez** (President 2024) **Tarah Major** (Vice President 2025) **Tamika Hill** (Treasurer 2025) **Diana Knopp** (Member at Large 2024) **Catherine Gonnering** (Secretary 2026)

**CALL TO ORDER 6:01**

**PRESENTATION OF BOARD MEMBERS** -In attendance - Orlando Rodriguez, Diana Knopp, Tarah Major, Cat Gonnering, Tamika Hill

**OPEN FORUM** - After all questions were answered the meeting continued

**APPROVED BETWEEN MEETINGS**

Repair underpass sprinkler manifold and 5 new valves - \$2200 All seasons sprinkler and sewer.

**APPROVAL OF PRIOR MEETING MINUTES** – Cat motions to approve, Diane seconds. 5 in favor, 0 against, motion passed.

**TREASURER’S REPORT** - As of June 30th the HOA had \$75,871.21 in Operating and \$175,570.68 in Reserves. After all financial questions were answered the meeting continued.

**MANAGER’S REPORT**

**Hallway renovation update-** Hallway renovations are nearly complete, with only three hallways remaining. Flooring is pending for two hallways, and hallway carpet will be installed in the last 2 buildings in August and September.

**Reserve account investments-** Interest income for the month of June was \$462.99 and \$4,381.27 year to date.

**Cement repair work done-** We have done 6k in repair work so far and have more to do.

**Sawyer roundabout street drains-** Street drains have been unclogged, with the city to be contacted regarding one needing repair.

**Sprinklers-**

Sprinkler repairs are ongoing with frequent breakages, nearing the \$6,000 budget.

**Financial Audit-** Still waiting to receive it and was told it is nearly completed.

**Problem tenants and evictions-**Tenant has been successfully evicted that was causing a problem for the surrounding tenants. Problematic tenants, including one involved with drugs, have been addressed, improving safety.

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

**Asphalt bids-** Asphalt repairs are under consideration, with bids received. Tabled for now.

**Concrete Bids-** Motion from Tamika to do #8 on the repair list (220 linear feet of curb along the east side of Building 1 for \$6,940 from Groninger Concrete) in August. Cat seconds. 5 in favor, 0 against, motion passed.

**Fountain repair discussion-** Plans to restore the fountains with custom concrete work are being explored to enhance the entrance.

## **PENDING**

## **ADJOURNMENT REGULAR SESSION – 6:56PM**

### **FUTURE MEETINGS**

2025 Meetings are on the third Wednesday of every other month.

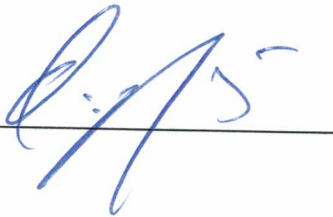
### **EXECUTIVE SESSION**

Hearings

Collections

## **ADJOURNMENT EXECUTIVE SESSION**

Approved by



Date

