

**Bellegrove POA****2025 Annual Meeting Minutes****Held on January 17, 2026, 3rd attempt****1. Called at 10:03 AM by Jessica Pelkey, President****2. Roll Call of BOD****Jessica Pelkey, President****Nichole Rodriguez, Treasurer****Semper Fi Property Management, LLC****Billy Rivera, Owner's Rep & Operations****Michelle Gotham, Community Assistant****Jennifer Richardson, Bookkeeping****3. Quorum: Board of Directors, Yes****Owners, Yes****4. Financials: Operations account \$57,367.26****Reserve account \$395,102.95****Collections: Tier I=9****Tier II=7****Additional year to date income: Clubhouse rentals \$1250****Late fees \$8410****Legal \$3595****Pool cards \$325****ARC fees \$475****NSF \$70****Violation fines \$4445****5. Management, Maintenance & Old Business:****a. ARC reviews and the proper way to handle was discussed.****b. Spoke about the rentals of the clubhouse. Most have been great rentals with a few damages. Over all good.****c. New dog park. In great condition and being used a lot. More ideas for future.****d. Repairs to the park toys due to vandalism.****e. Painting of pond water inlet concrete tubes due to vandals.****f. Irrigations systems all new at each entry to Bellegrove.****g. New cameras at basketball court & over watch of play ground****h. Pressure washing of clubhouse, pool deck, park, sidewalks, picnic area completed.****i. New asphalt to clubhouse parking lot completed.****j. Excepting bids for landscapers and security companies.**



- k. Three new speed bumps installed.*
- l. Restrooms vandalized again & repaired.*
- m. Explained about inspections & rules enforcement.*
- 6. New Business:**
 - a. Clubhouse and gates will be upgraded to the new Brivo system.*
 - b. New pool cards will be handed out sometime in the near future. Semper FI will be at the clubhouse two Saturday mornings from 10-12 and one week night from 5-7. One new card will be issued to each unit. Additional cards may be purchased at \$25 per card. Lost cards will cost \$25 per. Dates will be sent out via email and posted to the website.*
 - c. Receiving bids are replacement of all clubhouse exterior doors.*
 - d. Receiving estimates for the restroom dividers.*
 - e. Seeking out areas within Bellegrove for additional speed bumps. If you think there is a street with fast moving traffic, please email the management team.*
 - f. An owner brought up possibly a decoration committee for Christmas décor. The BOD and Billy thought this was a great idea and will be discussed prior to the Christmas Season.*
- 7. Elections: Chairperson: Francis Roberts**
 - Asst. Chairperson: Debra Young**
 - Votes received: 24 Christopher LaManna**
 - 16 Shane Sousa**
 - 8 Corrine McNeely**

Christopher LaManna will be seated as the new Board of Directors member.
- 8. Adjourned at 11:00 by Jessica Pelkey, President**

Minutes taken by Billy Rivera