

**BARNSIDE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
VIA TELECONFERENCE
7 P.M. ON SEPTEMBER 16, 2025**

The Board of Directors of the Barnside Condominium Association met on September 16, 2025 via teleconference. The following persons were in attendance:

BOARD OF DIRECTORS

Alex Bennefield, President
Kelvin Barnes, Secretary (absent)

Alex Greficz, Vice President (absent)
Khalida Burton, Treasurer

OTHERS

Matt Mericle, CVI

Recording Secretary, just a MINUTE!

HOMEOWNERS – Please refer to the teleconference attendance sheet.

STATEMENT OF EXECUTIVE SESSION

The Directors opened an Executive Session at 7:24 p.m. at the August 19, 2025 Board of Directors meeting to address a homeowner's request.

REGULAR SESSION

CALL TO ORDER

President Bennefield called the Regular Session to order at 7:06 p.m.

AGENDA

The Agenda was approved with the addition of Mulch Proposal to New Business.

APPROVAL OF THE AUGUST 19, 2025 MINUTES

President Bennefield made a motion to approve the Regular and Executive Session Minutes of August 19, 2025 as presented. Treasurer Burton seconded, motion passed. 2/0/0

TREASURER'S REPORT

Management provided the Treasurer's report as of July 31, 2025.

MANAGEMENT REPORT

ACTION 1. 2026 Budget

Management and Directors discussed the draft 2026 budget.

President Bennefield made a motion to send out the draft 2026 budget to all homeowners for review with the removal of security services and reflecting no increase in assessments. Treasurer Burton seconded, motion passed. 2/0/0

UPDATE 1. Paving Update

Management and Directors discussed the completed paving project.

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UPDATE 2. Inspections

Management shared that the final spring inspections were delayed due to weather, however, they would be completed in the upcoming week.

UPDATE 3. Water Main Break

Management reported that the water main break at 5820 Barnwood Place on September 9, 2025 was repaired and all work was completed.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Mulch Proposal

Directors reviewed Heritage Landscape's fall mulching proposal for \$4,980 and agreed not to take action.

OPEN DISCUSSION

There were no discussion items.

NEXT MEETING – October 21, 2025

ADJOURNMENT

President Bennefield adjourned the Regular Session at 7:19 p.m. to open an Executive Session.


Kelvin Barnes (Oct 30, 2025 18:30:17 EDT)

SIGNATURE

10/30/25

DATE