

Sapphire Enclave Annual Meeting Minutes

November 20, 2025 at 6:00PM via Zoom

In attendance:

Carly Podlewski – Director

Ethan Wiseman – Director

James Richey – Director

Dawn Kelly – Property Management Group

Alyssa Kelly – Property Management Group

Residents: Audrianne Schneider, Abbas Hemani, John T

Meeting called to order at 6:01pm

Board Introductions/Notice of Quorum

Board members present included Ethan Wiseman and Carly Podlewski. Quorum was established, with two of three board members present.

Nominee Introductions

- Mr. Hemani introduced himself and confirmed his interest in serving on the board.
- A potential second nominee, Danielle Garrett, was discussed. Confirmation of her interest was sought live during the meeting. A write-in for Danielle was received, pending her acceptance.

New Business: 2026 Budget Review

- Financial and reserve balances were presented, including reports on CDs, reserves, and operating funds.
- The 2025/2026 budget was reviewed, discussing spending across categories (maintenance, landscaping, gate expenses, utilities).
- A reserve study by Reserve Advisors was summarized, highlighting the need for increased funding for upcoming major repairs.
- The board discussed raising dues by 10%, with the possibility of requiring a further increase pending neighbor vote.
- The motion to approve the budget with a 10% increase (\$940.50 per home, with overage allocated to reserves) was made, seconded, and approved.

Community Updates

- General community updates were invited, though no new items were discussed due to frequent informal communication among board members outside of meetings.

ACC Members Needed

- Volunteers were requested for open positions on the Architectural Control Committee (ACC).
- Mrs. Schneider and Nick Musso volunteered and were approved as new ACC members.
- The process for reviewing submissions through the website was explained.

Election Results

- Congratulations were extended to Danielle Garrett and Mr. Hemani as new board members for this term.

Resident Q/A

- How to obtain an additional gate remote (Amazon link to be provided; remotes use default pin settings; info to be posted on the website).
- Guidelines for placing a pod container on the property during home renovations (allowed in driveway if not blocking sidewalk; suggested submitting an ACC request for formal approval and documentation).

A motion to adjourn was made and approved at 6:33 PM.