

Dorado Block 70 Homeowners Association

Board of Directors Meeting Minutes May 21, 2026

- I. Call to Order (5:40pm): Dave Harris, President
- II. Roll Call & Verification of Quorum (5:42pm): Michael Sgro, Pride Management, Todd Abelson, Dave Harris, David Marsden, David Cohen, Rosemary Ferrill (Linda Crites not in attendance)
Homeowners in Attendance: Mark Wilson
- III. Approval of Previous Meeting Minutes (from April 30, 2026) – Reviewed at 5:50pm; Rosemary requested an update of attendees to include Christina Barcelo, added. *MOTION TO APPROVE* by Rosemary Ferrill, Seconded by Dave Marsden, *Unanimously approved.*
- IV. Financial Review through April 30th (5:55): Presented by Todd Abelson, Secretary. FY Budget to Actuals were tracking well, even with the additional unexpected expenses of late 2025, as a result of increased income received as part of delinquent Assessment payments and Collections. If current pattern continues, a small positive balance is expected in Operating account. *MOTION TO APPROVE* by David Harris, Seconded by David Cohen, *Unanimously Approved.*
- V. Old Business (5:59) – Tabled, for future discussion (due to Kenny King’s departure)
- VI. New Business:
 - A. Future Board Meeting Agenda Preparation (6:05): Michael Sgro informed the Board that no motion was required; discussion ensued regarding consistent preparation going forward. Assignment of Responsibility would be discussed further once a new dedicated Property Manager is assigned to replace Kenny King.
 - B. FY 2026-2027 Budget presentation including revisiting Assessment Dues Increase (6:09): Review of proposed Budget, based upon FY 2025-2026 Actuals (through April 30) presented; identification of key areas of focus were: deferred landscaping issues, completion of repairs to pool & spa, anticipated increase to Contractor costs beginning in 2027. Discussion also ensued around increase of Annual Assessment fee to \$1500 which was based upon need to build Reserves for needed work on either large deferred maintenance projects and/or Road repair; *MOTION TO APPROVE Both* by David Harris, Seconded by David Marsden, *Unanimously Approved.*
- VII. Committee reports:
 - A. Pool – Todd presented update on why pool was closed for 24hours (excessive Chlorine level) which was corrected while close tracking of chemical usage was continuing; installation of flow meters to track electric usage would probably be scheduled in June; repair of loose ladders & continuing work to replace wiring for spa light were scheduled for early June. Discussion regarding months to heat spa was determined to be May-Sept (gas)
 - B. Landscape – Todd presented continuing problem of dog poop in several areas along common drainage area, particularly on the NE entrance near the corner of E Calle Cavalier & E Via Dorado as well as at the “Y” where sections from E Paseo Dorado &

Dorado Blvd meeting. Plan to add poop bag dispensers to 2 existing sign posts currently without dispensers, relocate 1 existing sign & post with existing poop bag dispenser to a better location, and add 1 one new sign & post with poop bag dispenser was discussed and agreed upon (no motion required). Future projects, to be considered at next meeting: Palm & Tree Trimming, and Irrigation repairs as previously discussed.

- C. Road (needs a chair) – Todd agreed to gather more information on potential road repair/maintenance costs for future discussion, especially in light of need for Reserves.
 - D. Master Association (Rosemary) – No report presented.
- VIII. Homeowner Open Forum – Mark Wilson brought up concern about continued 20% increases in Annual Assessments without having a handle on potential costs for road repair & maintenance. Discussion ensued and all agreed that more information was needed on options and costs. Todd again offered to gather specific information to be presented at next meeting.
- IX. Next Board of Directors Regular Monthly Meeting: June 18, 2026 – 5:30pm (via Zoom)
- X. Adjournment: *MOTION TO ADJOURN* by David Harris, Seconded by Rosemary Ferrill, *Unanimously approved.*
- XI. Executive Session
- A. Status of remaining collection account from Attorney's office – New Property Manager (when identified) to get the Board a specific, detailed update regarding current status and plan going forward.