



Mezzano HOA Board of Directors Meeting

Date: 31 Jul 25 | Time: 07:00 PM

Board Attendees: ~~Joe Arborea (P)~~, Chris Ashy (VP), Tom Launder (S)

TOPIC	DISCUSSION
Call to order	The board was called to order at: 7:04pm.
Quorum	Quorum confirmed
ITEM #1	<p>CMS Termination Letter: CMS sent a termination letter dated 21 Jul 2025 via email to the Board resigning in 60 days effective 19 SEP 2025.</p> <p>Letter is recognized and the Board will accept termination.</p>
ITEM #2	Discussion of Future Management Options: Hybrid vs Full-service. The board believes the hybrid model will best serve the community.
ITEM #3 ITEM #3A	<p>#3 Board Resolution: Intent to Transition to <u>Hybrid Model</u> Motion introduced by Tom Launder (S), Seconded by Chris Ashy (VP) Motion passed. (2 yes, 1 not in attendance) Owner questions on cost and LCAM requirements were discussed.</p> <p>#3A Motion introduced to approve vendor <u>Don Asher @ Associates</u> by Tom Launder (S), Seconded by Chris Ashy (VP). (2 yes, 1 not in attendance) Motion passed.</p>
ITEM #4	Timeline and Next Steps: Current timeline is to work for transition by September 1 st , 2025 (if possible). Contract signature targeted for 01 AUG 25. Official turn-over date TBD.
ITEM #5	Owner Comments: No additional comments.
Adjournment	The board adjourned the meeting at: 07:24pm.