

MEZZANO

Homeowners Association

Mezzano HOA – Board of Directors Meeting Agenda

Date: Tuesday, November 18, 2025 **Time:** 6:00 PM

Location: Zoom: <https://mezzanohoa.zoom.us/j/98289038934>

Meeting ID: 982 8903 8934 | Passcode: 637057

Agenda / Minutes

Topic	Discussion
Call to Order	The meeting was called to order at: 6:03pm EST
Quorum / Notice	The meeting was duly noticed (mailbox, website, email, FB) and a quorum of Board Directors were confirmed. Board Attendees: Joe Arborea (P), Chris Ashy (VP), Tom Launder (S/T)
Item #1	Approvals Dock & Over-Water Structure Policy Motion to approve introduced by Tom Launder (S/T), Seconded by Chris Ashy (VP), Motion (Passed with 3 Yes votes) Pool and Cabana Contract with Tranquility Pools for 1) Pool Services for \$800/mo and 2) Janitorial Services for \$480/mo. Total contract is \$1280/month Motion to approve introduced by Tom Launder (S/T), Seconded by Chris Ashy (VP) Motion (Passed with 3 Yes votes) Ratification: Prior approval of New Association Insurance Policies (~6k savings) Motion to ratify introduced by Tom Launder (S/T), Seconded by Chris Ashy (VP) Motion (Passed with 3 Yes votes)
Item #2	Informational Only, No Board Actions: Ball Janik Presentation / Townhall / Q&A (Todd Demetriades and Felix Martin) <ol style="list-style-type: none">Expert presentation on findings from destructive testing and construction defects (30 min)Homeowner Questions and Answers (No motions, seconds, or board votes taken in this section)
Adjournment	The meeting was adjourned at: 7:38pm EST