

**Queens Bay Resort & Condominium  
Directors Meeting Agenda  
Wednesday November 13, 2024, 1:00pm Arizona Time  
Zoom**

- I. Meeting is called to order President Kaufman
- II. Motion to Approve the minutes from the October 9, 2024 Directors meeting
- III. Property
- A. Pool
    - 1. Shelter Extension to expand over Heater(s) cost
  - B. Water Pressure
    - 1. Water softener valves
  - C. Lobby Refresh
    - 1. Flooring Budget \$50,000.
    - 2. Painting the Ceiling budget
    - 3. Owner team created to select product
  - D. Review of Proposal for bare minimum elevator modernization for one elevator if received
  - E. Review of Proposal for Fire Protection Service and AED's (fire extinguishers, sprinkler system, fire hydrant, cleaning items) Existing vendor is Cintas
  - F. Pillars
    - 1. Trash Pillar Replacement or other option for Gate
- IV. Review of Financial Treasurer Laing
- A. September Month End
  - B. Approval of expenses made outside of a directors meeting/budget process
  - C. FY25 Budget Review
  - D. Reserve Study Progress
- V. Other Topics to Discuss
- A. Corporate Transparency Act – need to complete before December 31. Penny has the information from the attorney and will reach out to each director for the information needed to be in compliance
- VI. President Kaufmann requests a motion to Adjourn Meeting

Directors Meetings for 2024 – Start times will be 1:00p.m. Arizona Time

- December 11
- January 8, 2025
- February 12, 2025
- February 15 – OWNERS Meeting 10:00 AM Queens Bay Lobby and Zoom