

**Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday March 11, 2026, 1:00pm Arizona Time
Zoom**

- I. Secretary/Treasurer Laing called the meeting to order at 1:06 p.m. Arizona time, President Peters, Vice President Buckner, Secretary/Treasurer Laing, Director Lacerenza, Director Meyers, Jr. and Property Manager Vega were present.
- II. Induction of Director Meyers, Jr.
 - A. Secretary/Treasurer Laing administered the oath of office to incoming Director Meyers Jr.
- III. Secretary/Treasurer Laing requested a motion to approve the minutes of the directors meeting from February 11, 2026. Director Lacerenza made a motion to approve the minutes. Treasurer Laing seconded the motion. The motion passed unanimously. Director Meyers abstained from voting.
- IV. Treasurer Laing requested a motion to approve the minutes of the Owner's meeting from February 28, 2026. Director Lacerenza made a motion to approve the minutes. Director Meyers, Jr seconded the motion, the motion passed unanimously.
- V. Property Updates
 - A. Property proposals from owners meeting
 1. Building Addition proposal - President Peters did not have the opportunity to meet with the owners proposing the addition. We will reassess during the April meeting.
 2. Adding a second ramp on the north side of the building. President Peters will review the area and the directors will reassess at the April meeting. We will ask Rug Hut for additional carpet for that area in case the ramp is not added.
 3. Property Manager Vega indicated most of the items are identified and tagged in the parking lot. He has a few owners he needs to contact to update their registration.
 - B. President Peters requested a motion to approve the cutting and removal of the marked trees in the wash area at a cost of \$400 per tree, for a total cost not to exceed \$2,000. Treasurer Laing so moved, Director Lacerenza seconded the motion. The motion passed unanimously.
 1. Property Manager Vega will schedule the removal with Caveman Landscaping.
 - C. Carpet – Property Manager Vega reported that the carpet selection has been completed and Rug Hut will be notified and asked to send an updated invoice. The property manager will also request additional carpet for future patchwork, including at least extra sections for the area outside Condo 112 due to increased wear from a motorized scooter. The installation is planned to begin in April.
 - D. Railings
 1. The handrails and railings near the building have been completed.
 2. Gates and fencing is 100% completed
 - E. Roof Parapet
 1. The painting of the Parapet is 50% completed
 - F. AED
 1. Cintas salesperson will bring the new AED March 17 and remove the two old ones
 - G. Lobby Spiral Staircase

1. A request has been sent to the welder to obtain a rendering of the design.
- H. Rocks along curbs removal for safety
 1. There are four sections to be completed
- I. Parking Lot Lighting
 1. Property Manager Vega reported that several lights require maintenance. He contacted a company currently replacing lights in the commercial lot across the street. The company offered to replace the bulbs for \$125 an hour, plus the cost of the light bulbs. A motion was made to approve hiring the company to replace the bulbs and remove the non-functioning, outdated internet extender located on top of the light pole near the guard shack. The motion was seconded and approved unanimously.
- J. LED recessed retrofit kits are continuing to be used to replace the existing bulbs. The sealed trim helps prevent spiders and debris from collecting inside the recessed light socket.

VI. Financials

- A. President Peters requested a motion to approve owners meeting expenses. Treasurer Laing made a motion to approve reimbursement for owner meeting expenses, including \$100.86 for refreshments (coffee, water, and treats), \$189.16 for printing handouts for the meeting, and \$56.21 for the Emmet speakerphone used to transmit the meeting audio through Zoom. Director Buckner seconded the motion. The motion passed unanimously.
- B. The directors reviewed a request from the owners to purchase 18 additional folding chairs to replace broken or missing chairs used during community events. An owner submitted a price from Walmart in the amount of \$269.97 with free delivery. Discussion occurred. President Peters requested a motion. Treasurer Laing made a motion to approve the purchase. Director Lacerenza seconded the motion, and the motion passed unanimously.
- C. The directors discussed the need for a written policy to follow for delinquent accounts. After discussion, the directors were asked to bring forward a proposal to vote on and publish.
- D. Treasurer Laing provided a brief overview of the January month-end financials and a recap of the outreach conducted to encourage owners to pay their HOA dues on time and in the correct amount. Owners were also reminded that documentation is available to confirm the accuracy of the HOA's financial records if questions arise.

VII. Other Topics –

- A. The April 8th meeting will be moved to the 15th.
- B. Admin privileges for the camera system were established for Director Meyers, Jr. He will assume responsibility for ensuring the cameras are functioning properly and will assist Carlos in learning and maintaining the system..

- VIII. President Peters requested a motion to adjourn the meeting at 1:58 p.m. Secretary/Treasurer Laing so moved. Director Lacerenza seconded the motion. The motion passed with a unanimous vote.

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

- April 15, 2026
- May 13, 2026
- June 10, 2026
- July 8, 2026