

Queens Bay Resort & Condominium
Directors Meeting Minutes
Wednesday July 8, 2026, 1:00pm Arizona Time
Zoom

- I. President Peters called the meeting to order at 1:01 p.m. Arizona time, President Peters, Vice President Buckner, Secretary/Treasurer Laing, Director Lacerenza, Director Meyers, Jr. and Property Manager Vega were present.
- II. At 1:01pm. the Board entered Executive Session to discuss confidential legal matters, including correspondence received from Associations legal counsel regarding pending and potential litigation and legal representation. The discussion was held pursuant to Arizona Law governing executive sessions.
- III. The Executive Session concluded at 1:30 and the board reconvened in open session.
- IV. Upon returning to open session, the board directed Vice President Buckner to obtain a draft settlement proposal from legal counsel for the Board's Future consideration.
- V. President Peters requested a motion to approve the minutes of the directors meeting from June 10, 2026. Director Lacerenza made a motion to approve the minutes. Vice President Buckner seconded the motion. The motion passed unanimously.
- VI. Property Updates
 - A. Property proposals from owners meeting
 1. Transition Unsafe Steps to an ADA Ramp near Condo 112. Directors reviewed the estimate from Weber Concrete to replace the irregular unsafe steps on the north side of the building with an ADA-compliant ramp to address a safety concern. A motion was made by Vice President Buckner to approve the estimate and authorize the work. The motion was seconded by Director Lacerenza. The motion passed unanimously.
 2. Storage Building Addition proposal. The owners want to wait until they return in the fall to provide the first payment. The item remains on the agenda as a reminder.
 - B. Lobby
 1. Dynamic Cleaning will clean the carpet and flooring the week of July 13
 2. Spiral Staircase still pending
 - C. Elevator Modernization – pending an additional estimate to modernize elevator 1 and 4 to determine if there is a significant cost savings to do two at once. The modernization technician will visit the complex during the week of July 13 to inspect elevator 1.
 - D. Parking Lot
 1. Property Manager Vega has finished painting the curbs.
 2. Rock Removal near the curbs and replaced with turf will continue as weather and temperate permits. This is being kept on the agenda as a reminder until completed.
 3. The old Trash enclosure on the south side is pending a decision on the EV Charging station
 4. Fountain maintenance has been completed by staff. The fountain is clean and back on.
 - E. Pool
 1. Staff are repairing some of the existing shade panels that are tearing.
 - F. EV Charging Station is being explored as technology changes prices and capabilities also change. Goal is to provide an amenity that will fill a need but will be covered by the fees collected to charge an EV battery.

G. Roof Parapet

1. The painting of the Parapet is 50% complete and staff will return to it in the fall.

H. Magnets listing the telephone numbers for the gate code, security and car registration, plus pool and quiet hours were ordered, 1 for each owner.

VII. Financials

A. Treasurer Laing reviewed the May month end financials.

B. Reserve Investment were discussed. Through the end of May, the funds have earned \$17,511 in interest.

VIII. Other Topics

A. The directors reviewed the water intrusion mold testing in Condo 120. The CPA will be directed to invoice condo 220 for the mold testing expense.

B. The Directors reviewed the legislation summary from this season and how it applies.

C. The directors reviewed the July 4 behavior of guests.

IX. President Peters requested a motion to adjourn the meeting at 2:00 p.m.

Secretary/Treasurer Laing so moved. Director Lacerenza., seconded the motion. The motion passed with a unanimous vote.

Directors Meetings

- August 12, 2026, at 1:00 p.m. Arizona Time.
- September 9, 2026 at 1:00 p.m. Arizona Time
- October 14, 2026 at 1:00 p.m. Arizona Time