

Minutes of the General Meeting of BHEPOA January 14th, 2026

Call to Order: President Jim Mannello called the meeting to order at 6:32 PM and led the Pledge of Allegiance. In attendance was Vice President Nick DeLuca, Treasurer Greg Peters, Vice Treasurer Laurie Troccoli, Secretary Debra Gillmann, and Directors Mike Duston and Rebecca Ramirez. Also in attendance was Office Manager Mary Ellen Revans and 8 members of the BHE community.

1. President's Report- Jim gave a quick overview of the past few months, expressing excitement for the upcoming year and the accomplishments that will be attainable by the talent at the table. He then introduced the new Board and the Office Manager to the Community as follows:

- Jim Mannello – President
- Nick DeLuca – Vice President and Security Manager
- Greg Peters – Treasurer and IT specialist
- Debra Gillmann – Secretary and Social Media Manager
- Laurie Troccoli – Vice Treasurer and Covenants Committee Chair
- Mike Duston – Director and Maintenance Committee Chair
- Rebecca Ramirez – Director and Welcoming Committee Chair
- Mary Ellen Evans – Office Manager

2. Community Input- Hector shared that he had a very nice time at the Christmas Party and commended the organizers.

3. Treasurer's Report- Greg informed the audience that account reconciliation was completed and invoices were mailed today. The due date has been adjusted to allow a full 60 days for payment. Approximate reserve balances were provided. Jess questioned if the uncollected balance has decreased, and was advised that the balance is \$32,000, however we have budgeted for this and the non payment status showed improvement this year.

4. Secretary's Report- Deb provided a high level overview of the 6 Executive meetings that took place between Nov. 19th and Jan. 7th.

5. Committee Reports- Jim commended the Recreation Committee for a great year with many popular events. He advised the audience that the upcoming annual financial meeting will be coupled with our first event of 2026 – the corn beef and cabbage event on March 15th. He also mentioned a planned Halloween Pet Parade for the fall. He reminded the audience to make sure that we have accurate email addresses on file so that we are able to keep them informed of upcoming events.

6. Welcoming- Rebecca gave a brief description of the committee and advised the audience that the former chair will be helping her transition into this role. She also shared details of a local upcoming off site event.

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7. Maintenance- Mike touched on past projects such as the fireplace insert and filling in the cracks on the courts. He also brought up potential projects for this year such as an exhaust fan in the pool area, and increased outdoor lighting, using solar where possible.

8. Nominating Committee- Nick explained the responsibilities associated with the nominating committee and let the audience know that community involvement is vital.

9. Covenants- Laurie is seeking members for this committee and explained the importance of making sure the community respects the already lenient bi-laws.

10. Old Business- Jim informed the audience that we have 2 estimates for the bathroom project and are in the process of obtaining 2 more quotes.

11. New Business- Jim informed the audience that we would like to add an exhaust fan to the far end of the pool area in order to prevent excessive temperatures during the hot summer months. He also advised that we will be purchasing mats for the pool area.

12. Adjournment- Jim adjourned the meeting at 7:21 PM