SAPPHIRE LAKES MASTER ASSOCIATION

MINUTES

Wednesday, October 21th, 2026

I. Meeting was called to order by President Bob Foster at 10:00 AM

II. Proof of Due Notice of Meeting – Meeting was duly noticed.

III. Those in attendance were: Sharon Bonnet (Amber), Daria Murphy (Amethyst), Fred Willig (Diamond Alternate), Bob Smith (Garnet), Paul French (Hematite), Bob Foster (Jade), John Azzinaro (Jasper), Ross McQuade (Malachite-alternate), Linda Raftery (Opal), Charlie Lorenzo (Quartz) Connie Fullerton (Spinel), Suzanne Chapin (Topaz), Charlie Ferrara (Tourmaline-alternate) and Marian Vella (Turquoise-alternate) . A quorum of 14 was established. Treasurer Paul Roche was also present. Suzanne Foster, Master Property Manager of Resort Management was present.

IV. Disposing of Minutes – August 19th, 2026
Connie Fullerton moved to approve the minutes of August 19th, 2026. Second by Daria murphy. Carried unanimously 14-0.

V. **Reports of Officers**

A. Presidents Report

1. **Comcast Update** – Bob stated approximately 40 units, the pools and the gatehouse is not finished yet. No date on turn-over.
2. **Landscape Workshop Update** – Bob stated there are changes with a new General Manager and new Account Manager. Communication was an issue and hopefully better in the future with new Managers.
3. **Need Infraction Committee Member –-** Have 2 committee members and in need of one more. Cannot be a Board member and must be an owner.
4. **Belina Parking Lot Asphalt Replacement –** Bids will go out in January. A sheet was handed out with the costs for Amber, Topaz, Diamond and the Master.

B. Treasurer's Report – Paul

1. **Update for 2026 Budget –** Paul stated we are in excellent shape. He mentioned the largest items that make up $1.9 Million budget. At the end of the year, he estimated the budget will be in the black with approximately $8,000 surplus. (attached)
Charlie Lorenzo moved to accept the Budget report. Second by Connie Fullerton. Carried Unanimously 14-0

C. Managers' Report – Suzanne Foster - mentioned many items that have been taken care this summer. (Attached)

VI. Old Business

A. **Master Board Virtual Meetings –** A handout was dispersed and explained. Someone will need to manage and control the system. Bob mentioned holding a zoom meeting, it must be held at a physical location, within 15 miles of Sapphire Lakes and a quorum of the Board must be physically present at the meeting. The equipment will be approximately $1000.
Daria moved to allow virtual meetings via zoom at pool 3 when pool 3 meetings are scheduled and to start in January. Second by Fred Willig. Carried unanimously 14-0.

VII. New Business

A. Full Mulch vs. Partial Mulch – Bob explained it would cost approximately $32,000 for a full mulch. Discussion was held for a full mulch compared to a partial mulch***. John Azzinaro moved to have a full mulch for 2027. Second by Charlie Lorenzo. Those voting YES were Spinel, Garnet Jasper, Quartz and Opal. (5)***

Those voting NO were Amber, Topaz, Diamond, Amethyst, Hematite, Jade, Malachite, Tourmaline and Turquoise. (9) Motion failed.

B. Amber Sidewalks - Bob explained Amber will install sidewalks between the coco plum hedges and the car bumpers. Amber will do it at their own expense. Because it is a material alteration, the Master Board must approve it**. *Sharon moved the Master Board approve Amber to make a change from asphalt to sidewalks between the coco plum hedges and the car bumpers. Second by Daria Murphy. Carried unanimously 14-0.***

VIII. Owners Comments – A unit oner from Amber asked if the Landscapers would clean up and trim along the area in front of the preserves on Belina. Bob mentioned it has been discussed with the Landscapers.

IX. **Adjournment – Being no further business to come before the Board,** ***Daria Murphy moved to adjourn. Second by Marian Vella. Meeting adjourned at 11:13 AM.***

Respectfully submitted by:
Suzanne Chapin, Secretary