

SAPPHIRE LAKES MASTER ASSOCIATION MINUTES

Wednesday, April 15, 2026

Pool 3 - 10:00 AM

- I. **The meeting was called to order by President Bob Foster at 10:01 AM.**

- II. **Those in attendance were:** Sharon Bonnet (Amber) Daria Murphy (Amethyst), Ken Grissoni (Emerald), Bill Carrick (Garnet-Alternate), Paul French (Hematite), Bob Foster (Jade), Nancy Wenzel (Jasper-Alternate), Nick DeClaudio (Malachite), Linda Raftery (Opal), Suzanne Chapin (Topaz), Richard Golden (Spinel-Alternate), and Alex DeSanctis (Turquoise) Tourmaline was absent and Vinnie Thomas attended later in the meeting.
Suzanne Foster, Master Property Manager, was also present. A quorum was established with 13 present at the beginning of the meeting.

- III. **Proof of Due Notice of Meeting** – Meeting was duly noticed.

- IV. **Disposing of Minutes for BOD Meeting** – March 4, 2026
Daria Murphy moved to approve the minutes of March 4th, 2026. Second by Nick DeClaudio. Carried unanimously 13-0.

- V. **Report for Officers**
 - A. **Presidents Report**
 1. **Comcast Upgrade** – 79% finished. Very few problems have occurred thus far.
 2. **Update on Sidewalk Lawsuit** – No recent updates.
 3. **Update to Landscape Letter** – Letter had been sent on March 16th, 2026, to Landscape Workshop concerning several issues. They had bought Daley Landscaping. Landscape Workshop now has 2 irrigation employees dedicated to Sapphire Lakes.
 4. **2027 Master Budget Requests** - Anything dealing with the Master common property requests should be submitted to Suzanne.

 - B. **Treasurer's Report – Paul Roche**
 1. **Update for 2026 Budget** – Paul stated Sapphire Lakes Audit is complete with no issues. He mentioned the reserves on Belina parking lot costs will need to have better estimates along with the carports which affect Amber, Topaz and Diamond Associations.

 - C. **Manager's Report – Suzanne Foster**
 1. Suzanne gave her report concerning much of the maintenance work and ongoing projects. (Report attached)

IV. Old Business

- 1. Virtual Access to Board Meetings via Zoom (Was tabled for authoritative pros & cons)
*Fred Willig moved to take the above subject off the table. Second by Daria Murphy.
Carried unanimously 13-0.***

Bob proposed to the Board that he appoint a sub-committee to come up with specific recommendations or plans for how it would be done. (If it is going to be done as it is not required)

Bob moved that the President be allowed to appoint a sub-committee to report back to the Board on the specifics of having zoom meetings. Would not be all Board meetings just here at Sapphire Lakes. Second by Fred Willig.

Discussion followed concerning the legislature requirements if it is approved. Those that volunteered for the Sub-Committee are Steve Morlino, Paul Roche, Bob Foster, Sue Chapin and Daria Murphy.

Motion carried 12 – 1. Topaz voting no.

D. New Business

None

- E. Owners Comments** – The subject of Airbnb’s at Sapphire Lakes was asked. It was noted if it is monthly rentals it is allowed.

- F. Adjournment - *Being no further business to come before the meeting Bob adjourned the meeting at 11:04 AM***

Respectfully submitted by:
Suzanne Chapin, Secretary

****Next Regular Meeting – August 19th – Zoom at Resort Management**

***Budget Meeting – October 21st – Pool 3**

***Budget Approval Meeting – November 18th – Pool 3**