

THE MOORS

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**THE MOORS MASTER
MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES MEETING
THURSDAY, APRIL 23, 2026**

PRESENT:

Dave Graveline- Director
Audrey Rohlehr- Director
Antonio Sanchez- Directo
Flor Martinez- Director
Evelyn (Amy) Stultz- Director
Jorge Santiago-Director
Jessica Coleman- Director

Doris Prado- FSR
Ebony Colon- FSR
Anthony Serrone-FSR
Yanelle Perez-SFSG
Charlie Lopez- Hotwire
Lorenzo Cardenas- USI
Mirna Litterdra-MDPD
Abel R.-MDPD

ABSENT:

QUORUM ESTABLISHMENT AND CALL TO ORDER:

With no quorum present, the meeting of the Board of Directors for The Moors Master Maintenance Association Inc. was called to order on April 23, 2026 at 7:08 p.m.

MINUTES APPROVAL:

Antonio Sanchez made a motion seconded by Jessica Coleman to approve the Board Meeting minutes of March 26, 2026 as presented. The motion passed unanimously **(04232026-MM-01)**.

SECURITY REPORT:

FISCAL MANAGEMENT:

MANAGEMENT REPORT:

FINANCIAL REPORT:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Organization of Officers 2026-2027 Term

President- Antonio Sanchez made a motion seconded by Evelyn Stultz to appoint Dave Graveline as Board President. The motion passed unanimously. **(04232026-MM-02)**

Vice President- Evelyn Stultz made a motion seconded by Jorge Santiago to appoint Audrey Rohlehr as Board Vice President. The motion passed unanimously. **(04232026-MM-03)**

Treasurer- Evelyn Stultz made a motion seconded by Audrey Rohlehr to appoint Antonio Sanchez as Board Treasurer. The motion passed unanimously. **(04232026-MM-04)**

Secretary- Audrey Rohlehr made a motion seconded by Evelyn Stultz to appoint Flor Martinez as Board Secretary. The motion passed unanimously. **(04232026-MM-05)**

2. USI Insurance 2026-2027 -Evelyn Stultz made a motion seconded by Antonio Sanchez to approve the insurance renewal as presented. The motion passed unanimously. **(04232026-MM-06)**

3. Additional Cameras- Flor Martinez made a motion seconded by Evelyn Stultz to install additional cameras at the barcode readers. The motion passed unanimously. **(04232026-MM-07)**

4. Sidewalk Repair Project- Flor Martinez made a motion seconded by Jorge Santiago to approve sidewalk repair cost as presented by Caimito Bobcat not to exceed \$32,500.00. The motion passed unanimously. **(04232026-MM-08)**

5. Mediterranean Blvd Paving Project- Dave Graveline made a motion seconded by Audrey Rohlehr to cancel the contract with All County Pavement denying their rate increase. The motion passed unanimously. **(04262026-MM-09)**

DIRECTIONS TO MANAGEMENT:

1. Management to contact South Florida Security Group about cameras at the barcode reader and how soon they can be installed.
2. Management to cut tree roots back away from the sidewalk wherever possible upon removal of damaged concrete sidewalk area.
3. Management to request contact information for gate entry options (including gate arms) from Anthony Serrone for First Services Residential.
4. Management to obtain estimates for overlay to discuss at the next meeting.

NEXT MEETING & ADJOURMENT:

Jorge Santiago made a motion seconded by Jessica Coleman to adjourn at 8:55 p.m. The motion passed unanimously, and the meeting adjourned. Next meeting scheduled for May 28, 2026, at 7:00 pm in the Moors Office. **(04232026-MM-10)**

APPROVED:

Date _____ Assoc. Sec. _____