

THE MOORS

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

PRESENT:

Dave Graveline- President
Audrey Rohlehr- Vice President
Antonio Sanchez- Treasurer
Flor Martinez- Secretary
Evelyn (Amy) Stultz- Director
Jorge Santiago- Director

Doris Prado- FSR
Ebony Colon- FSR

ABSENT:

Jessica Coleman- Director

QUORUM ESTABLISHMENT AND CALL TO ORDER:

With quorum present, the meeting of the Board of Directors for The Moors Master Maintenance Association Inc. was called to order on July 23, 2026 at 7:02 p.m.

MINUTES APPROVAL:

Evelyn Stultz made a motion seconded by Audrey Rohlehr to approve the Board Meeting minutes of May 28, 2026 as presented. The motion passed unanimously **(07232026-MM-01)**

SECURITY REPORT:

FISCAL MANAGEMENT:

MANAGEMENT REPORT:

FINANCIAL REPORT:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. **Pool Contract-** Antonio Sanchez made a motion seconded by Jorge Santiago to approve American Pool Service proposal as presented for monthly maintenance services in the amount of \$2,229.00. The motion passed unanimously. **(07232026-MM-02)**
2. **Admin Office Entrance Ramp-** Antonio Sanchez made a motion seconded by Flor Martinez to approve Diego Development to prepare plans and work specifications for admin office entrance ramp modifications in the amount of \$5,000.00. The motion passed unanimously. **(07232026-MM-03)**
3. **67th Avenue Perimeter Planters-**Antonio Sanchez made a motion seconded by Evelyn Stultz to approve Design by Nature to install plants in 20 raised planters along 67th avenue as well as ground covers. The motion passed unanimously. **(07212026-MM-04)**
4. **Reimbursement-** Evelyn Stulz made a motion seconded by Flor Martinez to reimburse Sandra Gonzalez Sanchez and Julio Hernandez an amount of \$1,520.14 for repair cost of damages to their vehicle from the incident on April 28, 2026. The motion passed unanimously. **(07212026-MM-05)**

DIRECTIONS TO MANAGEMENT:

1. Management to send 30 day notice to Pool Pro's canceling their current contract for Pool Services.
2. Management to ask American Pool Service if fountain maintenance can be included with the monthly price.
3. Management to contact Castle Group and have them come to the September Master meeting to give a presentation.
4. Management to look into cost of pop-up canopy to be used during Food Truck events.
5. Management to purchase ultrasonic pigeon deterrent device and have it installed at the Club Center tower to be tested.
6. Management to look into quotes for iguana removal services to be discussed at the next meeting.

NEXT MEETING & ADJOURMENT:

Antonio Sanchez made a motion seconded by Audrey Rohlehr to adjourn at 8:49 p.m. The motion passed unanimously, and the meeting adjourned. Next meeting scheduled for August 27, 2026, at 7:00 pm in the Moors Office. **(07232026-MM-06)**

APPROVED:

Date _____ Assoc. Sec. _____