THE MOORS

Club Center: 17321 N.W. 66th Ct., Miami, FL 33015 Tel: (305) 821-9083 Fax: (305)821-5401
www.themoors.com

THE MOORS TOWNVILLAS
MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
THURSDAY, SEPTEMBER 11, 2025

PRESENT:
Lisa Linton- President
Carol Pulido- Vice President
Michael Johnson- Treasurer
Audrey Rohlehr- Secretary
Richar Watters- Director

Doris Prado- FSR
Ebony Colon- FSR
Yanelle Perez- SFSG

ABSENT:

CALL TO ORDER:
With a quorum present of the Board of Directors for Townvillas Maintenance Association Inc. was called to order on Thursday, September 11, 2025 at 6:37 pm. The motion passed unanimously.

MINUTE APPROVAL:
Audrey Rohlehr made a motion seconded by Richard Watters to approve the Board meeting minutes of July 16, 2025. The motion passed unanimously. **(09112025-TV-01)**

MANAGEMENT REPORT:

UNFINISHED BUSINESS:

NEW BUSINESS:

1. **2025/2026 Painting Project Colors-** Carol Pulido made a motion seconded by Lisa Linton to approve the following Benjamin Moore colors: Walls (A) White Dove OC-17, (B) HC-173 Edge Comb Gray, (C) A-64 Oyster Shell, (D) 1515 Natural Elements, and trim color for all in Racoon Fur. The motion passed unanimously. **(09112025-TV-02)**
2. **Community Painting Contract -**Audrey Rohlehr made a motion seconded by Carol Pulido to approve proposal from Quilla Painting in the amount of $569,850.00. The motion passed unanimously **(09112025-TV-03)**
3. **2026 Proposal Budget-** Lisa Linton made a motion seconded by Carol Pulido to approve the 2026 budget $112 per unit per month. The motion passed unanimously. **(09112025-TV-04)**
4. **Reserve Transfer** - Lisa Linton made a motion seconded by Carol Pulido to approve the transfer of $20,000.00 from reserve interest to the paving line item. The motion passed unanimously. **(09112025-TV-05)**

DIRECTIONS TO MANAGEMENT:

1. Management to stop by and look into plants around water meter and rear fence location at Mr. Calvin Bivins residence located at 6634 NW 175th Terrace.
2. Management to follow up with Design by Nature regarding Bougainvillea along the wall on 181st Lane.
3. Mailout communication regarding illegal dumping, pet waste, improper disposal of paint and other chemicals.
4. Management to ask Michael Chadrow to contact Lisa Linton regarding questions about rental screenings.
5. Management to set up meeting for October 2, 2025, at 4:00 pm with Quilla Painting.
6. Management to start fine process for Carmen Francis of unit 6621 NW 174th Terrace of $100.00, $500.00 and $400.00.

ADJOURMENT:

1. Next meeting will be held on Monday, November 24, 2025, at 6:30 pm in Executive office. Carol Pulido made a motion seconded by Lisa Linton to adjourn the meeting at 8:52 pm. The motion passed unanimously. **(09112025-TV-06)**

APPROVED:

Date _____ Assoc. Sec. _____