

Shelbourne Greene Community Association Inc.

General Board Meeting via Video Conference, October 28, 2025

Call to Order

Carol Schuler called the board meeting to order at 6:02 pm. Carol Schuler, John Lajiness, Rick Arnstein, Rory Osborn, Rebecca Jimenez, Marshall Kahn, PJ Lavelle, Tom Kolp, Debbie Pittard, and Vicki Fleming from AMI were on the call.

Visitors

None

Secretary Report

- September 2025 Minutes approved unanimously

Treasurer's Report

- Operating Account: \$18,798.61
- Reserve Account: \$213,357.80

Management Report

- 2 new homeowners this month
- Vicki met with Encore and toured several common areas that need clean-up, trimming and tree cutting. **Decision: Approve Encore's proposal**
- Discussed quote for replacing pool liner and the need for it. It is required as the liner is bubbling up. If we delay there's a good possibility the liner could fail in the summer and we'd lose a full season. **Decision: Use Renosys to replace pool liner**
- Pool Shade/Umbrellas – with the pool liner expense, for 2026 we will not pursue permanent shade structure for the pool. **Decision: Purchase 6 umbrellas**
- Discussed common area sidewalks. Some panels need replacing. **Decision: working on getting quotes**
- Discussed Pyle's Pools contract. We have a one year or three year option. **Decision: Go with the three year contract to save money and lock in the lower rate.**
- Annual Meeting – set for Wed. Nov. 12, 6:30pm @ MCL Cafeteria, 2370 W 86th St. Carol has suggested that board members come eat dinner there before the meeting at 5:30pm.
- To encourage attendance at the Annual Meeting, Vicki has emailed the packet to homeowners, plus mailed the packet, arriving 10/28-10/30/25, plus she will email the packet again the week prior to the meeting. Carol will post the information on FB and we will have it on the website.

Adjourned

The General meeting was adjourned at 6:45 pm and the Executive Meeting was immediately called to order at 6:45 pm.