

**BELSERA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
GENERAL SESSION MINUTES
JULY 28, 2026**

CALL TO ORDER: Community Association Manager, Robin Bacon, called the Board of Directors meeting of the Belsera Community Association to order at 5:30p.m., via Zoom.

BOARD MEMBERS PRESENT: Simon Mayeski, President
Ken Schulte, Treasurer (6:10 PM)
Jeff Norton, Director
Carol Corporales, Secretary

ABSENT: None.

MANAGEMENT REPRESENTATIVES: Robin Bacon, Community Manager, Walters Management
Bailee Waid, Recording Secretary, Walters Management
(21) Homeowners in attendance

OTHERS PRESENT: None.

EXECUTIVE SESSION DISCLOSURE: During the June 23, 2026, Executive Session meeting, the following items were discussed:

- Minutes
- Collections
- Legal
- Owner Requests

HOMEOWNER FORUM: **Homeowner Forum**
A time was provided for homeowners in attendance to share any questions, comments, or concerns. Topics for discussion included:

- Homeowner request for tree trimming.
- Concerns regarding paper statements and automatic withdraw confirmations.
- Shoer-term rental concerns within the community.

APPROVAL OF MINUTES: **June 23, 2026, General Session Minutes**
Upon a motion duly made and seconded, the Board unanimously approved the June 23, 2026, General Session Minutes. **(Norton/Mayeski)**

FINANCIAL REPORTS: **Financial Report – June 2026**

This item was tabled for the August meeting.

Resolution 5380 (b)(6) – June 2026

This item was tabled for the August meeting.

Collections

Management reported there were no lien actions requiring Board approval at this meeting.

Investment Recommendations

No action.

ACTION ITEMS:

Proposals to Ratify

Upon a motion duly made, seconded, and unanimously carried, the Board ratified the following proposals (**Corporales/Schulte**):

- 11384-2 Portobelo interior repairs in the amount of \$1,390.00
- 11384-2 Portobelo plumbing leak drywall repairs in the amount of \$5,970.00
- 11360-5 Portobelo drywall repairs in the amount of \$1,720.00
- 11306-2 CPC interior repairs due to slab leak in #4 in amount of \$1,475.00

Tree Trimming

- A. The Board reviewed a tree trimming proposal for fan palm and melaleuca pruning and denied the request, noting that these trees are already included in the previously approved scope of work. Management was directed to notify the homeowners accordingly.

Adjourn

There being no further business to come before the Board, the meeting was adjourned to General Session at 6:23 p.m.

ATTEST:

Respectfully submitted,

Bailee Waid, Recording Secretary

APPROVE:

Simon Mayeski

Board Member

09/11/2026

Date