

Heritage Springs Community Association, Inc.
Board of Directors Organizational Meeting Minutes
Tuesday, February 17, 2026
PAC

1. Call to Order: at approximately 4:35pm by Jody Clor, General Mnager, LCAM, in the temporary absence of a board President.
2. Proof of Notice and Quorum: The meeting was posted and mailed to members on December 6, 2025.
 - a. In Attendance: Cynthia Thompson, Kelly Alter, and Dan Rooney, together with returning Board Member, Christine Dixler, and new Board Members, Rose Greenbaum and Dave Lowens. New Board member, Judith (Bonnie) Napoli was in attendance by phone.
 - b. In Attendance: Jody Clor – General Manager; Ailyn Millares – Controller; Joe Davis – General Services Manager, Natalie Brewton – HR Manager; and Marti Provenzano- HOA Manager.
3. Election of Board President: Christine Dixler was nominated by Cynthia Thompson and Dave Lowens was nominated by Rose Greenbaum for the Presidency; Christine Dixler was elected President, by a secret ballot of the Board by a vote of 4 to 3. Control of the meeting was then transitioned to Christine Dixler, Board President.
4. Election of Board Vice President: Kelly Alter was nominated by Christine Dixler for the Vice Presidency and was elected to the position by secret ballot of the Board, by a vote of 6 to 1.
5. Election of Board Treasurer: Cynthia Thompson was nominated by Kelly Alter and Rose Greenbaum was nominated by Dave Lowens for the position of Treasurer; Cynthia Thompson was elected to the position of Treasurer by secret ballot, by a vote of 4 to 3.
6. Election of Board Secretary: Rose Greenbaum was nominated by Dan Rooney for the position of Secretary to the Board and was elected to the position by a secret ballot of the Board, by a vote of 7 to 0.
7. 2026 HSCA Board Officers and Directors were named as:
Christine Dixler, President
Kelly Alter, Vice President
Cynthia Thoimpson, Treasurer
Rose Greenbaum, Secretary
Dan Rooney, Director
Dave Lowenes, Director,
Bonnie Napoli, Director
8. Signers of HSCA Bank Accounts: A motion was made and unanimously passed to name the following as signers of the Association Bank accounts: President, Christine Dixler, Vice President, Kelly Alter, and Treasurer, Cynthia Thompson.
9. Bank Account signers during transition: A motion was made and unanimously passed to grant former President, Cynthia Thompson and Vice President, Kelly Alter authorization to remain as

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authorized signers until the new signature cards are processed. name the following as signers of the Association Bank accounts: President, Christine Dixler; Vice President, Kelly Alter, and Treasurer, Cynthia Thompson.

10. Treasurer to have full access to accounts: A Motion was made and unanimously passed to grant Treasurer, Cynthia Thompson full electronic access to all accounts.
11. General Manager, Controller and Office Manager access: A Motion was made and unanimously passed to grant General Manager, Controller, and Office Manager view only electronic access to all accounts.
12. Registered Agent: A Motion was made and unanimously passed to name Annee Hathorne, Esq., as Registered Agent for the Association.
13. Code of Conduct: A Motion was made and unanimously passed to require all Directors to sign the HSCA Board Code of Conduct.
14. 2027 Annual Meeting: A Motion was made and unanimously passed setting the 2027 HSCA Annual Meeting for February 16, 2027, at 3pm.
15. Board orientation: The President, Christine Dixler announced that Board Orientation and Legal Training would begin the next day, Wednesday, February 18, 2026, at 9 am and would continue through Friday, February 20, 2026.
16. Next Board Meeting: The President, Christine Dixler announced that the next regular Board Meeting would take place on Wednesday, February 25, 2026, at 1 pm.; and the next Board workshop will be held on Wednesday, March 11, 2026, at 1 pm.
17. Adjournment: Christine Dixler made a motion to adjourn the meeting. Dave Lowens seconded the motion. The vote was 7-0, and the motion passed. The meeting adjourned at 4:51 p.m. Approximately 60 members were in attendance.

Respectfully submitted,
Jody Clor
General Manager, LCAM

Approved by the BOD on 2/25/2026