

# ***Centre Court***

Centre Court Homeowners Association  
3195 Mecartney Road  
Alameda, CA 94502  
(510) 865-3363

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## **MINUTES**

Sign

Date

### **BOARD OF DIRECTORS SPECIAL MEETING VIRTUAL MEETING ONLY Wednesday, September 24<sup>th</sup>, 2025**

#### **Board Members Present:**

**Marissa Mihin**  
**Luke Sims**  
**Jeremy Gillula**  
**Glenn Wright**

**President**  
**Vice President**  
**Treasurer**  
**Member at Large**

#### **Board Members Absent:**

**Andy Martinez**

**Secretary**

#### **Others Present:**

**Nicelle Delos Reyes**  
**Shenandoah Lush**

**Association Manager**  
**Admin. Assistant**

### **1. CALL TO ORDER/APPROVAL OF AGENDA**

President Mihin called the meeting to order at 5:38 p.m. President Mihin motioned to approve the agenda. Treasurer Gillula seconded the motion with an amendment that Town Hall planning be added to Executive Session.

**VOTE:** 4 in favor (Mihin, Sims, Wright, Gillula); none opposed; motion passed.

### **2. HOMEOWNER'S OPEN FORUM/GUESTS**

Homeowners were given the opportunity to speak during the Open Forum.

### **3. FINANCIAL MATTERS**

#### **a. Reserve Study**

Treasurer Gillula recapped the previous special meeting with the President Mihin and the Board. Treasurer Gillula followed this up with a presentation outlining the financial scope of Centre Court's upcoming maintenance projects, adjustments that could be made to the Reserve Study, and potential actions to consider ahead of the Reserve Study deadline vote. The Board worked with an automated Reserve Study planning software to show possible financial outcome using the adjustments Treasurer Gillula included in his presentation. The Board directed management to contact Carlos Flores and ask for his advice with the information Treasurer Gillula provided in his presentation. Management was also asked to contact contractors to inspect the asphalt and roofs in the association, and to follow up with Centre Court's insurance agent about rate increase predictions in 2026. Present Mihin motioned to schedule the Reserve Study vote on the October 8<sup>th</sup> agenda. Treasurer Gillula seconded the motion.

**VOTE:** 4 in favor (Mihin, Sims, Wright, Gillula); none opposed; motion passed.

### **4. EXECUTIVE SESSION**

# **Centre Court**

## **Board of Directors Meeting**

Meeting Minutes

09/24/2025

The Board began Executive Session at 6:32 p.m. The Board discussed the upcoming Town Hall meeting.

### **5. ADJOURNMENT/NEXT MEETING DATE – October 8<sup>th</sup>, 2025 at 5:30 P.M.**

As there was no further business, the meeting was adjourned 6:40 pm.

***I CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE  
MINUTES APPROVED BY THE BOARD OF DIRECTORS:***

*Andy Martinez*  
Signature  
*Andy Martinez*  
Print Name

*10-7-2025*  
Date  
*SECRETARY*  
Title