

Centre Court

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

MINUTES

BOARD OF DIRECTORS SPECIAL MEETING

VIRTUAL MEETING ONLY

Monday, November 11th, 2025

Board Members Present:

Marissa Mihin
Jeremy Gillula
Glenn Wright
Andy Martinez

President
Treasurer
Member at Large
Secretary

Board Members Absent:

Luke Simms

Vice President

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 10:31am. President Mihin motioned to approve the agenda. Treasurer Gillula seconded the motion

VOTE: 4 in favor (Mihin, Gillula, Wright, Martinez); 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. 2026 Budget Approval

Treasurer Gillula presented the Board with six (6) proposed budget options. The budget options considered three (3) main concerns: cushioning insurance costs, funding Centre Court's reserve fund, and paying off the 2019 siding loan. The Board discussed homeowner affordability, and raised the question of how much money each unit needs to contribute to the Reserve Fund each month, in order to ensure a financially sound future for the Association. After discussing these points, Treasurer Gillula motioned to approve the Conservative Reserve Budget, which would increase the Reserve Fund by 10%, while still budgeting 50% increase for insurance. President Mihin seconded the motion. Board to schedule a budget townhall after the financial disclosures have been released to homeowners. No further action required.

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

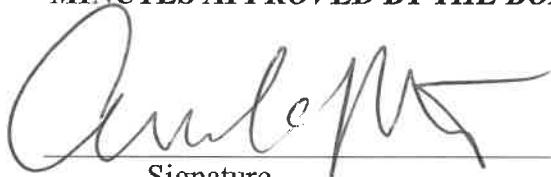
4. EXECUTIVE SESSION

The Board began Executive Session at 11:05 a.m. The Board discussed a reversible fine policy proposed for Homeowners who do not submit their preferred notice method to the Association. This matter was tabled for the November 12th, 2025 meeting.

5. ADJOURNMENT/NEXT MEETING DATE – November 12th, 2025 at 6:00 P.M.

As there was no further business, the meeting was adjourned 11:25 am.

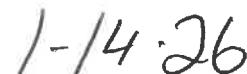
***I CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE
MINUTES APPROVED BY THE BOARD OF DIRECTORS:***



Signature



Print Name



Date



Title

Received 1 - 2 pages

Sign

Date

Sign

Date