

Centre Court

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

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MINUTES

BOARD OF DIRECTORS SPECIAL MEETING VIRTUAL MEETING ONLY Wednesday, September 24th, 2025

Sign	Date
Sign	Date

Board Members Present:

Marissa Mihin President
Luke Sims Vice President
Jeremy Gillula Treasurer
Glenn Wright Member at Large

Board Members Absent:

Andy Martinez Secretary

Others Present:

Nicelle Delos Reyes Association Manager
Shenandoah Lush 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 8th 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 8th, 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