

Habitat 1 Section A
Board Meeting Minutes
January 22, 2026

The January Board of Directors meeting for Habitat 1 Section A was held on Thursday, January 22, 2026 following the 2026 Annual Meeting beginning at 7:00 PM via Zoom conference call.

Present:

Patrick Schmitt	President
Larry Thomasson	Vice President
Scott Gibson	Secretary
Dick Olney	Board Member
Matthew Infantino	Owner
Jessica Kifer	Brodie Management
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Schmitt called the meeting to order at 7:08 PM. A quorum of the Board was established.
- II. **Minutes:**
 - Mr. Thomasson made a motion to approve the December 11, 2025 Board meeting minutes as presented. Mr. Gibson seconded the motion. All in favor/none opposed. Motion carried.
 - Approval of the December 11, 2025 Closed Session and December 18th Budget Meeting minutes are deferred to closed session.
- III. **Owner Forum:** The present owner did not have any comments or questions.
- IV. **Management Report:**
 - The Board approved waiving late fees for monthly condo dues January through April 2026.
 - Unit Incidents:
 - i. Roger McGraw reinstalled the flashing for 2050 Aberdeen and replaced the missing shingles for 2042 Aberdeen.
 - ii. 2066 Happy reported the neighbor's car blocking her parking space. A friendly reminder was sent to the owner, no additional issues have been reported. Mr. Olney confirmed that the resident at 2058 Happy is double parking at the garage which is blocking 2066 from using her parking space. Ms. Kifer will send another notice.
 - iii. 1733 Leisure – Owner reported a clog in the tub; Management confirmed the issue was owner responsibility after the owner requested the Association pay the Caton's Plumbing invoice. No other issues were reported from other units in the building.
 - iv. 1713 Leisure – The owner hired Terminix prior to contacting Management for a rodent issue. The owner was able to get reimbursed from Terminix and Management engaged Greg with Novex to treat the building. 1709 has not allowed inspection yet, Ms. Kifer will follow up. Other units have been inspected and/or treated. No additional issues reported.
 - v. 1726 Leisure – Carl with Calvert ordered a new breaker. Installation is pending scheduling with the owner.
 - vi. 1717 Leisure – Owner submitted photos and contractor invoice copies for the railing repair in August 2025. The Board waived fees and fines.

- vii. 2073 Happy – The owner emailed on December 15th regarding lifting concrete from a flood/tree. This will be discussed in closed session.
- viii. 2053 Friendly – Roger McGraw was approved to replace the sliding door.
- ix. Roger McGraw reinstalled the “no stopping sign” on December 17th.
- Resales – 1717 Aberdeen Court (1/22/2026)

V. New/Old Business:

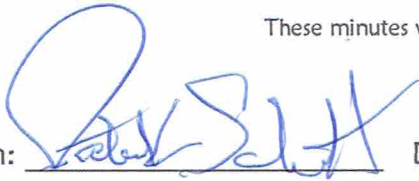
- 2051 Happy – The engineer inspection contract was signed, Ms. Kifer will send a copy to Fred; a copy was sent to the Board today.
- 2053 Happy – Roger McGraw has scheduled the sliding door replacement covered by the Association. The Board is drafting a letter to the owner regarding the front door.
- Snow – Mr. Schmitt gave authorization to pretreat prior to the incoming storm.

VI. Adjournment: With no further business to discuss, the meeting was adjourned at 7:25 PM.

The Reconvened Annual meeting and Board meeting for Habitat 1 Section A will be held on Thursday, February 19, 2026 at 7:00 PM via Zoom conference call.

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, January 22, 2026

Approved as written:



Date:

2-19-2026

Approved as amended: _____

Date: _____

Minutes respectfully submitted by Brittany Stoltzfus