

**Monte Carlo Townhomes Homeowners' Association Inc.**  
**BUDGET MEETING**  
**October 18, 2022**

Bryan Hagopian	Present
Alfonzo Cruz	Present
David Bell	Present

Also present was Barbara Roque, LCAM of GRS Management, Inc.

The meeting was called to order by Mr. Hagopian at 6:35 PM and quorum of the Board was established.

Proof of notice of the meeting was confirmed.

A discussion was held regarding the 2023 budget.

A discussion was held regarding the increase in insurance, the coupon books and legal fees. Mr. Bell explained that it is necessary to collect money for these items in order to be prepared for any emergency.

Motion to increase the monthly maintenance amount to \$180.00 was made by Mr. Bell; seconded by Mr. Hagopian- all in favor.

Motion to approve the 2023 budget, with the increase, was made by Mr. Cruz; seconded by Mr. Hagopian- all in favor.

A discussion was held regarding the pressure cleaning of the entrance sidewalk and the sidewalks of the community. Additional proposals will be requested for the annual pressure cleaning of all sidewalks and a notification will be sent to all unit owners requesting to pressure clean their own driveways at their expense.

Motion to approve the proposal to pressure clean the entrance sidewalk, the common area sidewalks and pool area was made by Mr. Cruz; seconded by Mr. Bell- all in favor.

Mrs. Roque, LCAM presented a proposal to the Board of Directors for the entrance fence repairs.

Motion to approve the repairs of the entrance fence was made by Mr. Cruz; seconded by Mr. Bell- all in favor.

Motion to appoint two (2) additional members to the Board of Directors, Adiy Israel and Jonathan Perdomo, was made by Mr. Bell; seconded by Mr. Cruz- all in favor.

Motion to begin recording Association meetings was made by Mr. Bell; seconded by Mr. Cruz- all in favor.

With no further business to discuss, the meeting was adjourned at 8:15 PM.

Approved by: \_\_\_\_\_



Respectfully submitted by:  
GRS Management, Inc.

On behalf of the Board of Directors of Monte Carlo Townhomes Homeowners' Association, Inc.