

**The Preserve at San Jose Condominium Association, Inc.**  
**Special Board Meeting**

**6:00 p.m. August 27, 2024**

**Location: Community Clubhouse, 8880 Old Kings Road**

**Attendees**

Board Members Present: Tetiana Chycherska, Oksana Rozhdestvenskaya, Dritan Likollari, and Bertan Bajrami

Kingdom Management (KM): Ms. Sherrie Jarnu, CAM

Homeowner(s) Present: See Sign in Sheet

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**Call to Order.**

Tetiana Chycherska, Board President, called the meeting to order at 6:00 p.m. She confirmed all board members were in attendance and the notice was posted properly on August 25<sup>th</sup> at 5:30 p.m.

**Approve of Previous Meeting Minutes 7/29/2024 and 8/19/2024**

Tetiana motioned to table the approval of the 7/29/2024 minutes for additional edits. Bretan seconded the motion. The motion passed.

The board reviewed the 8/19/2024 minutes presented by KM. Oksana motioned to approve the minutes as presented. Tetiana seconded. The motion passed.

**Financial Update**

Ms Jarnu of KM presented the financial report as of July 31, 2024. She reminded owners to write their assessment check to The Preserve at San Jose and not the management company. KM reported the Truist Operating amount as \$105,607.33, the Truist Money Market amount as \$50,005.19, the Truist Reserve amount as \$102,953.68. Ms Jarnu reported that there was a grand total of \$138,909.97 of unpaid assessments. 18 accounts were reported to be in collections due to nonpayment of assessments.

**Review/Approve New Maintenance Contract – *Majestic Touch of Glass***

Tetiana reported that the board has acquired multiple quotes for a new maintenance service. Bretan moved to accept the contract for \$1,140.00 a month for services starting October 1, 2024. Oksana seconded. Motion passed. KM was asked to send a 30-day termination notice to the present vendor.

**Review/Approve New Landscaping Contract – *Progreen Services***

Tetiana reported that the board has acquired multiple quotes for a new maintenance service. Oksana moved to accept the contract for \$2,200.00 monthly service until December 31, 2024, and a one-time cleanup charge of \$4,000.00. Bretan seconded. Motion passed.

## **New Business**

### **Acceptance of Jon Caceres's Resignation**

Jon Caceres submitted his resignation from the board of directors. The board accepts and acknowledges his resignation. He held the office of the Secretary.

### **New Officer Position**

Tetiana nominated Ms. Oksana as secretary. Dritan seconded.  
Ms. Oksana accepted the nomination. All board members voted in approval. Motion passed.

### **Review/Approve Fire System Estimates**

Dyna Fire quote #2045815 for \$1,004.96 was presented.  
Bretan made the motion to approve. Oksana seconded. Motion passed.

### **Open Forum**

The floor was opened for comments. All were given the chance to make comments and ask questions.

### **Adjournment**

There being no further business the meeting was adjourned.

Respectfully submitted by Ms. Sherrie Jarnu, CAM