

**Atwater Commons Condominium Association
Board of Directors Meeting
General Session Minutes
Wednesday, July 22, 2026 @ 10:00 AM**

Board Members Present:

Joe Iacobelli (JI) – Treasurer

Ken Galvin (KG) - Director

Deanna Moore (DM) – AMI Community Manager

The General Session Meeting was called to order by (JI) at 9:30 AM

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Old Business:

- There was general discussion about interviewing HOA Board candidate David Tank.
- Review of back deck project, including wood replacement cost.
- Visual inspection of grounds including retention pond area: Bushes along fence line need to be trimmed, mulch needs to be utilized in front sign area and on berm in front of the 200 Park Green Building.

New Business:

Meeting with Board Candidate – David Tank:

- Board candidate David Tank introduced himself and had questions regarding the HOA Board position and its duties. Questions included but were not limited to Board meeting requirements, long-term project planning i.e. roof and road replacement, Reserve account funding, fees and assessments.
- Reviewed different responsibilities of the Board, interaction with AMI Community Manager, and co-owner communication process.
- Reviewed community binder with documents including but not limited to the Master Deed, Bylaws, Rules and Regulations, Shared Expense Agreement, site maps and other community information.

Motion: Motion made to appoint David Tank to the HOA Board. Motion passed.

General meeting adjourned by (JI) at 11:30 AM.

The next HOA Board Meeting is scheduled for **TBD**.

General session minutes respectfully submitted by Joe Iacobelli on 7/22/2026.