

**Atwater Commons Condominium Association
Board of Directors Meeting
General Session Minutes
Thursday, July 9, 2026 @ 10:00 AM**

Board Members Present:

Joe Iacobelli (JI) – Treasurer

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:

Community Deck Power Washing, Stain and Paint Project:

There was review and discussion of the wood deck staining and pillar painting project. On 7/9/2026 JI spoke to site supervisor Julio with Supreme Building. There was a walk conducted and inspected a few wood decks and several columns throughout the community. JI mentioned that once they are completed there may be some individual requests or work items that will need to be addressed, and Julio with Supreme Building agreed.

New Business:

Meeting with Board Candidate – Ken Galvin:

There was general discussion with Board candidate Ken Galvin. There were several questions and comments regarding the HOA Board position and its duties. Ultimately Ken Galvin was interested in serving on the Board. DM & JI wanted to ensure that there would be a transition from the old Board to the new.

There was a 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.

Ken Galvin left the meeting.

Motion: Motion made to appoint Ken Galvin to the HOA Board. Motion passed.

Grounds and Maintenance:

DM & JI reviewed Grounds and Maintenance including but not limited to the following:.

- Front Entrance Sign/Mulch
- Lawn Cutting/Pond Area
- Light Fixtures/Commercial Maintenance Solutions

General meeting adjourned by (JI) at 11:45 PM.

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

General session minutes respectfully submitted by Joe Iacobelli on 7/9/2026.