

Phase 4 Board of Directors' 2026 Budget Meeting December 9, 2025

Meeting Date: December 9, 2025

Meeting Location: Island Club Recreation Center Meeting Room

Bob Jourdain called to order the Phase 4 Board of Directors' 2026 Budget meeting to order at 7:06pm. Roll call was taken and all Board members were present except for Radek Gancarczyk and it was noted that we had a quorum:

Bob Jourdain, President

Donna Arzberger, Vice President

Jonah Violante, Treasurer

Mary Lasek, Treasurer

Marta LaCasse, Secretary

Barry Birenbaum

Joe Reid

David Vandenhouten

NEW BUSINESS:

The first order of business Bob Jourdain made a motion to add an agenda item to the meeting regarding Hotwire. It was seconded by Marta LaCasse and approved by all the board members.

Bob thanked Jonah for all the hours of hard work he put in to create a very comprehensive budget for 2026. The budget presented reflects the Board's ongoing commitment to transparency and diligent effort.

Jonah gave a review of where we currently are with our budget and how we arrived at the \$840.00 monthly maintenance fee for 2026. The income is still a work in progress and we are almost at the finish line. Bob thanked Mary Lasek for all the hours she has put in to accomplish this task.

The Rec Center fees will be going up 40% for 2026 bringing our monthly payment to \$140.00 for each unit.

After a discussion on some specific budget line items Marta LaCasse made a motion to accept the 2026 Phase 4 budget as presented. It was seconded by Mary Lasek and unanimously passed.

Bob did explain as to whether the 2026 budget would be fully funded or partially, would be discussed at a meeting in January.

HOTWIRE:

Bob explained that Hotwire would be starting tomorrow and has a very aggressive schedule and he was assured by the Vice President of Hotwire that they will meet our deadline.

Consultants from Hotwire will meet with each resident and once you have service to your unit you can then take your equipment back to Comcast. All residents will be receiving email from Hotwire regarding scheduling meetings and installation.

Bob thanked the Board for all their work over the past year. Bob Jourdain made a motion to adjourn the meeting and it was seconded by Joe Reid. The Board voted unanimously to adjourn the meeting and the meeting was adjourned at 7:54pm.

Respectfully submitted,
Marta L. LaCasse, Secretary