

GRANDE VISTA BAY  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
December 10, 2025  
GVB CLUBHOUSE

**ATTENDEES:**

- |                     |                 |                             |
|---------------------|-----------------|-----------------------------|
| • Greg Malone       | • Mark Altimier | • Mark Stevens              |
| • David Eshoo       | • Ray Fumi      | • Gary Fridenbergs          |
| • Sherry Deppermann | • Mary Butler   | • Debbie McCoy – Sentry CAM |

**G. Malone called the meeting to order at 10:03 am.**

**MOTIONS AND VOTES**

- Motion to approve November Regular meeting minutes by S. Deppermann, Seconded by M. Altimier. Approved.
- Motion to approve the annual meeting notice/agenda with proxy, and budget summary along with eblast describing 3 meetings by M. Altimier, Seconded by M. Stevens. Approved.
- Motion to approve pool heater purchase for \$5,642.00, \$1,000.00 gas hook up, and \$500.00 per month increased utility for 3 months/yr by R. Fumi, Seconded by M. Altimier. Approved.
- Motion to create new budget lines for Beautification team of \$2,500.00; increase Dock maintenance to \$5,000.00, upgrade cameras at clubhouse \$2,069.00 by M. Altimier, Seconded by G. Malone. All Approved with one nay vote by M. Stevens for the Beautification team.

**GENERAL MATTERS DISCUSSED**

- Treasurer's Report
  - Reports were reviewed
  - All journal entries were made by Sentry except one
  - Accounts receivable review
- Grounds Maintenance
  - Mowing contract updated with new amount.
  - Gate 9 damages update, repair timeline. Board agreed to leave gates open until repairs are made due to any emergencies within the community.
  - Installation of pool heater planned for spring of 2026.
- Other
  - ACC update – 17 in progress (5 east side – 12 west side), 2 approved not started yet
  - Nominating Committee update – eblast to open nominations sent. Nominee questionnaires are being submitted/vetted. Close of nominations Jan 5<sup>th</sup>.
  - Reviewed annual meeting notice documents, slides for presentation.
  - Work order review

**G. Malone adjourned the meeting at 12:46 pm, without objection.**