



CENTRA FALLS WEST HOMEOWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS' MEETING

Date: February 18, 2026

Time: 6:34 p.m. to 7:49 p.m.

Location: Hybrid (In-Person and Google Meet)

1. CALL TO ORDER

The meeting of the Board of Directors of the Centra Falls West Homeowners' Association, Inc. (the "Association") was called to order at 6:34 p.m. Proper notice of the meeting was given and confirmed in accordance with Chapter 720, Florida Statutes, and the Association's governing documents.

2. ROLL CALL

The following Directors and Officers were present:

Kirsy Espejo, President; Erika O'Bryant, Treasurer; James Olacio, Vice President; Brent Folks, Director; and Patricia Jaquez, Secretary (present with temporary technical issues).

3. QUORUM

A quorum of the Board was established, and the meeting proceeded.

4. APPROVAL OF PRIOR MEETING MINUTES

The minutes of the January 21, 2026 Board of Directors meeting were presented for review. Upon motion duly made and seconded, the reading of the minutes was waived and the minutes were approved as submitted. The motion carried.

5. INSURANCE PRESENTATION

William Deere of Brown & Brown Insurance addressed the Board regarding the Association's insurance program, including a recap of the January 30, 2026 site visit and loss control review. Mr. Deere reported that the community received an A+ rating with minimal recommendations and that the proposed renewal reflected an estimated savings of approximately \$24,000 (approximately 19%) without reduction in coverage. The presentation further included a review of deductibles, co-insurance provisions, appraisal considerations, and an overview of the Association's Directors and Officers, crime, umbrella, workers' compensation, and legal defense coverages. The Board discussed the recommendation to increase homeowner loss assessment coverage and agreed to revisit appraisal and renewal strategy at a future meeting.

6. RATIFICATION OF ACTIONS TAKEN BETWEEN MEETINGS

Upon motion duly made and seconded, the Board ratified the following actions previously taken between meetings:

- Drainage Recertification – Sun Tech Engineering
- Gate Clickers – Access Experts (\$2,196 operating expense)
- Chlorine Feeder – Hixon Pools (\$699 operating expense)
- Pool and Gym Electrical Repairs – Mister Sparky Electric (\$2,329.25 reserve expense)

The motion carried.



7. NEW BUSINESS

a. Sales and Lease Committee

The Board confirmed the following members of the Sales and Lease Committee: Brent Folks, Sal Petrosino, Marco, and Erika O'Bryant.

b. Sales and Lease Screening Platform

A motion was duly made and seconded to approve Tenant Evaluation as the Association's sales and lease screening platform. The motion carried.

c. Tax Preparation Services

The Board confirmed that Thomas & Thomas CPA will continue to serve as the Association's third-party tax preparer.

8. PRESIDENT'S REPORT

The President reviewed committee expectations and general governance matters with the Board.

9. TREASURER'S REPORT

The Treasurer presented the financial report. Account balances as of the meeting date were reported as follows:

Operating Account - \$64,922.81

Security Deposits - \$44,859.00

Reserves - \$23,265.40

Total - \$133,472.21

Average Monthly Expense: \$23,574

Delinquent Accounts - \$22,073

Total Units - 6. One of the units is under foreclosure. A rent demand letter was requested from our attorney.

A motion was made and seconded to prohibit the waiver of late fees except in cases of Association error. The motion did not carry.

10. COMMITTEE REPORTS

The Social Committee announced an upcoming community event.

11. OPERATIONS AND MAINTENANCE UPDATE

The Board reviewed the status of ongoing operational matters, including pending drainage maintenance, the camera pilot program, scheduled gym air conditioning maintenance, pending pool outlet repair, and PayHOA participation reported at 98%.



12. OLD BUSINESS

Palm tree removal was reported as completed, with documentation pending. Pest control services, pressure cleaning, and paint touch-ups remain under review.

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m. Homeowner comments followed; no action was taken by the Board.