TYRONE 5TH AVENUE APARTMENTS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: February 16, 2026

Time: 6:01 PM – 6:49 PM

Location: Association Meeting Room, Building B

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call / Determination of Quorum

A quorum of the Board was established.

Directors present:

Sandra Cisco, Pamela Hobbs, Renee Mays

3. Approval of Agenda as Adjusted

A motion was made to approve the agenda with a modification to the order of business. The motion passed.

4. Ratification of Prior Actions

A motion was made to ratify all actions taken since the previous meeting. The motion passed.

5. Approval of Previous Minutes

Previous minutes were approved as presented.

6. Appointment of Eligible Unit Owners to Fill Board Vacancies

The Board appointed the following eligible unit owners to fill vacant Director positions:

Miranda Zaldivar, Monica Ertel

The motion passed.

7. Assignment of Officer Positions

After the Board was fully constituted, officer roles were assigned as follows:

President: Pamela Hobbs

Vice President: Renee Mays

Secretary: Sandra Cisco

Treasurer: Miranda Zaldivar

Director-at-Large: Monica Ertel

8. Consideration of Property Clean Up Bid

The Board reviewed the submitted bid. Action on this item was tabled for further consideration.

9. Consideration and Adoption of Resolution Regarding Official Records Requests

The Board considered the proposed resolution. The motion passed.

10. Report on the Status of the D Building Wall Repair

A status update was provided.

11. Financial Status Report and Delinquency Review

The Board reviewed the financial report and delinquency status.

12. Owner Comments (Limited to Agenda Items Only)

One owner submitted a question related to the financial report. The Board advised that the requested information was not available at the meeting and that the matter would be researched and addressed later. No Board action was taken.

13. Adjournment

There being no further business, the meeting was adjourned at 6:49 PM.

Submitted by:

Sandra Cisco, Secretary