ENCLAVE AT HOMEOWNERS' ASSOCIATION INC.
Board Meeting
SEPTEMBER 29, 2026
SENTRY MANAGEMENT INC.
2180 W. STATE ROAD 434 STE. 5000 LONGWOOD FL 32779

MEETING MINUTES

Attendees: Michael Mishko, Linda Lefevre, Dawn Kraus, Michele Vinieratos, Charlie Stein and Justin Presser

Michelle Pogue, LCAM – Sentry Management

Michelle Pogue called the meeting to order at 6:30pm

Approval of the Meeting Minutes:
The meeting minutes from the 07/28/26 Board meeting; Justin P. made a motion to approve the meeting minutes from the 07/28/26 meeting and Charlie S. second the meeting minutes with this change. All in favor, and the meeting minutes passed unanimously.

President's Report:
Michael presented a Presidents report on community updates.

Financial Report:
Linda LeFevre presented the current financials from the June 2026 Financial report provided to the Board of Directors for review. Linda mentioned that there was an issue with the Spectrum payments and billing which caused roughly $1300.00 in late fees, due practically due to Spectrum not mailing invoices to the correct location a first, and setting billing a month behind, although it was getting paid on cycle thereafter. Spectrum was willing to give a part refund, and Sentry is looking into getting additional refund. It was advised that the account will be set up on autopay and Linda would like to have access to the invoices. Otherwise, there was no objection to its accuracy.

Manager's Report:
The Board President Michael Mishko presented a Board update. Community Manager, Michelle Pogue, presented the September 2026 Manager's report provided to the Board of Directors for review as we as reviewed the accounts receivable report. Mentioned Account #000108, (IL) for a watch for next steps if no payment plan is set. There was no objection to its accuracy.

Business:
New Roofing (Townhomes) – Seeking Bids -- TABLED
The board of directors explained that in 2025 50 roofs were repaired and 22 so far in 2026. The Board also investigated a consultant (which would cost $1,000 per building

costing around $10k), and for the information that they would provide, would be the same information in which the current roofer, Jason has already advised. The Board is looking to continue to build a solid roof reserve and investigate replacing the townhome roofs in 2035.

Ratify CD's: Linda advised one the updates regarding the expired CD's and **Two new CDARS purchases:** Proceed with **Popular Bank** based on the higher rates. **$200,000 regular CD:** Proceed with **Bank United**, 9-month term at **3.55%,** rather than First Citizens. **Dawn K. motioned to approve this update. The motion was seconded by Justin P. All in favor, motion carried.**

Ratify Landscape Bid's: The Board advised that the finishing of the common grounds would be completed and that next year in 2027, they will plan a scope for the front of the houses next.

Landscape Update: The Board provided a landscaping update with a plan to finish off the common areas and then move on to front of the homes in 2027. It was also advised that homeowners can make an ARC request to make landscape updates, however if approved, they would be responsible for maintaining them, not the Association.

Committee's ARC/Finance/Covenants: TABLED The Board discussed committees regarding that the fact of community involvement, and Justin advised first looking into a fining committee to provide extra enforcement to violations. Michael spoke about new residents and how these residents get pool keys, gate access and other information for the Community Pro portal. He also mentioned putting together a welcome packet with community information.

Amendment to Bylaws – Pertaining to Rentals: Remove topic - Tabled – Note: It was determined that the community is at about 20% rentals.

Gutter Bids (Researching) - The Board received (4) gutter bids for research; however, gutters are homeowner responsibility. It was determined that the original gutters were too small, however when the association replaces roofs in the future, the gutters will be replaced as well.

Vice Painting / Door Bubbling – Justin P provided and update regarding the stucco paint bubbling. He advised that the exterior walls are completed at this point and if anyone has anyone has any questions or issues with theirs to please reach out to Justin at pressershoa@gmail.com.

Upcoming Budget Meeting / Proposed 2027 Budget – Linda had advised that there are still a few items on the upcoming budget that she is trying to get a resolution for before finalizing. The meeting will be scheduled in October.

Owners Forum

- New accounts via click pay emails.

- FL Statues 720.085 – Payment for Assessments; Lien Claims
- Landscape – Mowing on benevolent – not cutting on the curves
- Trim stains – paint for trim, Linda will send this to Tina.

Open for Discussion

Adjournment: Justin P. motioned; Dawn K. seconded the motion to adjourn the meeting at 7:54 pm. Motion passed unanimously.

"Pursuant to the provisions of the Section 468.4335, Florida Statutes, requiring disclosure of any interest which might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of those entities which offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc, or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary."