

Avon Town Square Commercial Condominium Association
Board Meeting Minutes
Friday, December 12, 2025

A meeting of the Executive Board of the Avon Town Square Commercial Condominium Association was held on Friday, December 12, 2025, at 10:00 AM Via ZOOM Meeting video conference.

Attendance: Dean Johnson, Jeff Spanel, Katie Kuchler, Lauren Burnett, Chris Silversmith,

Others in attendance: David Zippie – CPA and Michael Walter - Managing Agent

Roll Call / Quorum: With 100% of the Board in attendance, a quorum was established to conduct business.

Approval of the Board Minutes of December 12, 2024: Dean Johnson made the motion to waive reading of the Minutes of December 12, 2024, Board Meeting and approve the Minutes as presented. With the motion duly second by Lauren Burnet and a vote taken, the Minutes of the Board meeting held December 12, 2024, were approved.

Financial Review: david Zippie – CPA reviewed the financial statement for the association (year-to-date) through November 30, 2025. David reported the association was right on budget overall with a Year-to-date budget surplus of anticipated budget surplus of \$15,801.00.

2026 Budget: David Zippie presented the 2026 budget unchanged from the 2025 budget. After a brief discussion on the need to replace the elevator later next year given its age of 27 years, Jeff Spanel made the motion to increase the funding of the Reserve Maintenance account from the current level of \$65,000 annually to \$87,000 during 2026 resulting in an overall budget increase of ten (10%) percent in 2026 above the 2025 budget. Dean Johnson second the motion to raise the 2026 budget 10% above the 2025 budget and with a vote taken, the 2026 budget was approved with no dissenting vote cast.

Election of Board Members: The Board term for Jeff Spanel and Chris Silversmith ends upon the 2025 annual meeting. Dean Johnson nominated Jeff Spanel and Chris Silversmith to serve another three (3) year term and to have their names placed on the election ballot. Lauren Burnett second the motion to nominate Jeff Spanel and Chris Silversmith to another three (3) year term ending upon the 2028 annual meeting.

Date of the 2025 Annual Meeting: Tuesday, December 30, 2025, at 3:30 PM was set for the 2025 annual meeting of the association.

Other business/ Adjournment. With no other business presented, the Board meeting was adjourned.

APPROVED: _____