

MONACO ESTATES HOMEOWNERS' ASSOCIATION

ORGANIZATIONAL/BOARD MEETING MINUTES MONDAY, February 23, 2026

CALL TO ORDER: The meeting was called to order by Eugene Ruberte at 6:00pm.

VERIFY QUORUM: Eugene Ruberte and Audrey Smith were present. Kathy Watts represented Dragon Property Management.

APPROVAL OF MINUTES:

Eugene Ruberte made a motion to accept the minutes from the October 20, 2025 Budget Meeting as presented. Rob Ellison seconded the motion and it passed by unanimous voice vote.

NOMINATION/ELECTION OF OFFICERS:

President - Eugene Ruberte volunteered to serve as President
Sec/Treasurer - Audrey Smith volunteered to serve as President

ANNOUNCEMENT OF OFFICERS:

President: Eugene Ruberte
Vice President:
Sec/Treas: Audrey Smith

UNFINISHED BUSINESS:

Mulch: Mulch was replaced in December.

Replace plants: We'll have to see which plants will survive.

NEW BUSINESS:

2026 Garage Sales:

The Spring garage sale is scheduled for Friday & Saturday, March 21st and 22nd between 8am and 1pm

The Fall garage sale is scheduled for Friday & Saturday, October 17th and 18th between 8am and 1pm

Fountains-Aerators:

The Lake Doctors have been contracted with to get the lakes in shape. The Board has been working to get the fountains and aerators in working order and as of now, the fountains and aerators are working but the fountains may financially be unable to repair in the future. A survey may be sent to owners to see what they want for the community.

NEXT MEETING: The next Board Meeting will be scheduled for some time in October and owners will receive budget information.

ADJOURNMENT: With no further business to discuss, Audrey Smith motioned to adjourn at 6:30pm. Eugene Ruberte seconded the motion and the motion passed unanimous voice vote.

Respectfully submitted,

Kathy Watts

Kathy Watts, CMCA, LCAM

Dragon Property Management