

BELCOURT TERRACE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, October 28, 2026

5:00 P.M.

Location: Via Zoom Meeting

<https://us06web.zoom.us/j/89066843921?pwd=4PYHyPyeaKcVmmOAU08ry5ZHW4abEk.1>

Meeting ID: 890 6684 3921

Passcode: 464207

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AGENDA

GENERAL SESSION

I. Call to Order: 5:00 p.m.

II. Motion to Adopt the Agenda or Amend

III. Consent Calendar

A. General Session Minutes:

September 16, 2026

B. Review & Acceptance of Financial Statements

C. Ratification of the Association Funds Transfer

D. 2026 FYE Review-Tax Proposal Acceptance

E. Member Delinquency- Approval of Liens

IV. Business

A. Pool House Plumbing Proposal

B. Confirmation of Pool Heat off - October 31

C. Siding Project

1. Update

2. Close Out Report

3. Phasing Schedule- Inspections

4. Landscape Improvement Proposals

5. Roofing Repairs

6. Gate Repairs

7. Trellis/Fence Repair/Replacements

D. Ford Project

V. Landscape:

A. Inspection Report

V. Homeowner Forum:

Homeowners will each have three (3) minutes to address the Board. Items will be noted by Management and if applicable, you will be responded to offline, outside of the meeting.

VI. Adjournment

EXECUTIVE SESSION

I. Call to Order: 6:00 p.m.

II. Executive Session Minutes:

September 16, 2026

III. Member Compliance/Hearings

A. Hearings

B. Compliance Report

IV. Member Delinquency

A. Delinquency Report

V. Third Party Contracts

A. Siding Project

VI. Legal

VII. Adjournment

Next Meeting: November 18, 2026