

**UNANIMOUS WRITTEN CONSENT NO. 64**

**ACTION BY UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF THE ARRINGTON PLACE TOWNHOME ASSOCIATION, INC.**

**WHEREAS**, it is deemed desirable and in the best interests of the Arrington Place Townhome Association, Inc. ("APTA"), that the following actions be taken by the Board of Directors of APTA (the "Board") pursuant to this Unanimous Written Consent, in accordance with Section 3.8 Regular Meetings, and Section 3.17 Powers of the APTA Amended and Restated Bylaws; and

**WHEREAS**, the Board of Directors has determined that the attached minutes of its Quarterly Meeting of Board of Directors, held on March 28, 2025, are an accurate summation of such meeting.

**RESOLVED** that, pursuant to the applicable law and regulations of the State of Georgia, the applicable sections of the APTA Declarations and Bylaws, the undersigned, being the APTA Board of Directors, hereby approve the attached minutes of its Quarterly Meeting of Board of Directors, held on March 28, 2025.

**RESOLVED FURTHER**, that a copy of this Unanimous Written Consent, including the attached minutes, as approved, will be posted on the APTA website.

**RESOLVED FURTHER**, that the officers of this corporation be, and each individually is, hereby authorized to do and perform any and all such acts, including execution of any and all documents and certificates, as said officers shall deem necessary or advisable, to carry out the purposes of the foregoing resolutions.

**RESOLVED FURTHER**, any actions taken by such officers prior to the date of the foregoing resolutions adopted hereby that are within the authority conferred thereby are hereby ratified, confirmed, and approved as the acts and deeds of this corporation.

This Unanimous Written Consent may be executed in one or more counterparts, each of which shall be an original and all of which together shall be the same instrument. This Unanimous Written Consent shall be filed in the Minute Book of this corporation and become a part of the records of this corporation.

Signed by:  
**Shari Henning:** Shari Henning  
Director and President  
Date: 4/21/2025

DocuSigned by:  
**Patti Richards:** Patti Richards  
Director and Treasurer  
Date: 4/21/2025

Signed by:  
**Mike Szalkowski:** Mike Szalkowski  
Director and Vice President  
Date: 4/23/2025

**Arrington Place Townhome Association, Inc.**  
**Minutes of Quarterly Meeting of Board of Directors**  
**Friday, March 28, 2025**

In accordance with Section 3.13 "Open Meetings" of the Amended and Restated Bylaws of the Arrington Place Townhome Association, Inc. ("APTA"), the APTA Board of Directors convened the quarterly meeting of the elected Board of Directors on March 28, 2025. The meeting was held by teleconference consistent with "Telephonic Participation" provided in Bylaws Section 3.16. Notices of the meeting date and time and Agenda were posted on and distributed through the APTA website.

Directors Shari Henning, Patti Richards, and Mike Szalkowski. Accordingly, a quorum was confirmed. Other persons attending by teleconference included Karen Tarbell, David Richards, Stephanie Pacheo, Charlie Denton, Tommye Bevich, and Jennifer Hall from Community Connect.

**Meeting Summary**

**A. Call to Order**

The meeting was called to order by Shari Henning at 12:02 PM.

**B. President's Report**

Shari Henning reported on the following topics:

- **Transition to New Management Company:** The transition to Community Connect is complete. Jennifer Hall from Community Connect was introduced and provided an overview of the new management processes.
- **Project Updates:** Several projects have been completed, including masonry repairs, pool plastering, and detention pond maintenance.
- **Upcoming Projects:** Priority projects include tree removal and pool management improvements.
- **Community Concerns:** Noted the presence of wildlife due to nearby construction and reminded residents to keep dogs on leashes.

**C. Secretary's Report**

Ron Hull was not present due to a dental emergency. The minutes from the meeting will be posted by Ron.

**D. Treasurer's Report**

Patti Richards provided an update on the financials as of the end of February:

- **Assets and Liabilities:** Assets were nearly \$50,000, with \$90,000 in the reserve account. Liabilities were \$21,466.
- **Income and Expenses:** Operating income was \$28,993, and operating expenses were \$34,308, resulting in a net operating income of -\$5,314.
- **Delinquencies:** Delinquencies were corrected, leaving only one homeowner delinquent.

**E. Financial Planning**

Mike Szalkowski discussed the reinvestment of reserve funds and the need to coordinate with the new management company on investment options.

## **F. Pool Report**

Shari Henning provided updates on pool management, including the transition to a new pool company and the need for residents to complete pool registration forms.

## **G. ARC and Landscaping**

Shari Henning reminded residents to seek ARC approval for any external modifications and noted the completion of pine straw installation and flower planting.

## **H. Community Discussion**

- Construction Concerns: Patti Richards and Charlie Denton discussed ongoing issues with nearby construction and its impact on the community.
- Traffic and Safety: Concerns were raised about traffic and safety due to construction vehicles.

## **I. Adjournment**

The meeting was adjourned at 12:40 PM.

Signed by:

*Ronald Hull*

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Ron Hull, Secretary

4/21/2025

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Date