

**Manhattan Townhomes
Board of Directors Meeting
FEBRUARY 14TH 2026
Meeting Minutes**

1. Call to Order
2. Proof of Notice of Meeting
3. Approval of November 8th Meeting Minutes
4. Financial Reports and Collections
5. Unfinished Business
 - Resealing of the parking and roads – Pending 4th bid – Due next week (2/20). Will review 4 received bids (not including the one that is a complete mill and repave). Will make decision based on quotes and will then walk for final price. Final Vendor approval 2/27.
 - Pool furniture – Order being placed. Trying to schedule in Tampa location (Leaders furniture) for pickup
 - Ponds and drainage – TBD – Agreed to costs and approved moving forward with the inspection and asking Brian to see if any drains need to be cleaned or cleared
6. New Business
 - Gutters to paid in Feb. Work completed
 - Check sprinklers behind new building closest to dumpster. Define scope to re-sod if needed.
 - 4465 Follow up. Tony to try and confirm tenant vehicle
8. Homeowner Questions/Comments Regarding Agenda Items

Adjournment.