

# **Minutes of the Monthly Meeting of The Memorial Chase Community Improvement Association Board of Directors**

March 12, 2026

Fire Station 9755 Landry

## Call To Order

Mikel Fontana, President called the meeting to order at 7:03 pm. Board members in attendance were: Norma Avila, Annie Allen, David Kenny, Debra Banano and Celene Keserich.

## Adopt Agenda

A motion was made, seconded, and passed unanimously to adopt the agenda as presented.

## Homeowner/Guest Input

Michael O'Neill, association attorney.

## Approval of Minutes

February 12, 2026 monthly board meeting minutes were approved as presented.

## Management Reports

### Financial

December 2025 Final, January 2026, and February 2026 financials were reviewed. All look good.

### Collections

The current attorney report has six (6) items pending. During this time, Attorney, Michael O'Neill explained the process when delinquent payments are made and how funds are applied. The Board has also advised Attorney O'Neill that paid in full accounts should be reported to us in addition to Sterling Mgmt.

### Deed Restrictions

The monthly report was reviewed. There were three (3) that are being submitted to the attorney.

### ACC Applications

No ACC form(s) were reviewed:

### Monthly Invoices

Checks were reviewed and signed by the board.

## Old Business

Community events- MCCIA will be hosting a second Craft Fair on Saturday, March 20, 2026, at the Common Area- 17039 Fordingbridge Dr. The Board is also considering a paper shredding event later In 2026 for MCCIA residents.

LMC Ground Cushion Balance Invoice review- All invoices have been reviewed and paid in full.

## New Business

Past Due Accounts- \$25.00 late fee has been applied to all past due accounts.

Court Gate Damage- broken lock has been replaced and new keys can be requested.

Checking Account Fraud Attempts- Several attempts have been made via fraudulent checks for which all were stopped before they could be processed. The board is looking at options to prevent this from reoccurring.

## Next Meeting Scheduled

April 9, 2026 @ 7:00pm – Fire Station

## Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:56 pm.

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Celene Keserich, Secretary