CERTIFICATION

This is to certify that the following minutes of the Meeting of the Board of Directors of Mount Vernon Towers Condominium Association, Inc. held on Wednesday, February 25, 2026 is a true and accurate account of the action taken.

_____ _____

Date Linda A. Rakowski
Recording Secretary

_____ _____

Date Scott Goins
Chairman

MOUNT VERNON TOWERS CONDOMINIUM ASSOCIATION, INC.
Minutes of the Monthly Meeting of the Board of Directors

Location of Meeting:
Sun Porch
Mount Vernon Towers
Sandy Springs, Georgia 30328

Present at Meeting:

Board Members:
Scott Goins, Chairman
Diana Daniel
Nancy Rogers
Tricia Morris
Scott Carriere
Rita Malone, Executive Director

Others:
Linda Rakowski, Recording Secretary

The regular meeting of the Mount Vernon Towers Board of Directors was called to order at 3:05 pm, Wednesday, February 25, 2026 in the Sun Porch by Chairman Scott Goins.

1. Approval of the Agenda

CHAIRMAN SCOTT GOINS MADE A MOTION TO APPROVE THE AGENDA. MS. NANCY ROBERTS SECONDED THE MOTION. VOTE WAS 5-0 IN FAVOR.

2. Approval of January Minutes

CHAIRMAN SCOTT GOINS MADE A MOTION TO APPROVE THE JANUARY 30, 2026 MINUTES. MS. NANCY ROGERS SECONDED THE MOTION. VOTE WAS 5-0 IN FAVOR.

3. Executive Director Report

Ms. Malone informed the Board that MVT was off to a great start for the year. Total revenue for the month of January was $593,027.00 which is $27,576.00 favorable to the budget. Total expenses for the month were $416,380.00 which is $22,872.00 favorable to the budget. The utilities are off to a good start as well. The spread sheet compiled last year is corresponding with the electricity costs. Administrative costs were under budget by $864.00 despite having additional expenses in January due to weather related issues.

The net income for January was $176,647.00. This amount of $50,448.00 favorable to the budget. In PCC a couple of occupancies became available this past month. The gross margin for January was slightly down from 2025 overall but still holding at 27.15%.

The total cash reserve balance for January was $3,408,532.00. The operating cash balance was $370,834.00 for a total cash balance of $3,779,366.00.

6,177 meals were served in January. The subsidy amount was $11.34 per meal which is the lowest amount in quite some time.

There is a total of nine units for sale and eleven units to lease. One unit is available for either lease or sale.

Ms. Malone stated since the last Board meeting ERI, the contractor who did the mockup, has submitted the product approvals. Walker has noted with their work load, MVT can expect the last set of drawings and bid their packet on March 20th. The Board will then review their last set of drawings.

Ms. Malone reminded everyone to vote for MVT in the Best of the Perimeter contest. Voting will close on March 15th. One email vote per day is allowed.

For quite some time MVT has had a problem with sanitation with the common area furniture. Ms. Malone read the following statement into the record asking the Board to discuss it and to consider a motion. The statement is as follows:

MOUNT VERNON TOWERS CONDOMINIUM ASSOCIATION, INC. IS AN INDEPENDENT LIVING COMMUNITY AND DOES NOT PROVIDE MEDICAL, CUSTODIAL, OR PERSONAL CARE SERVICES NOR DOES IT OPERATE AS AN ASSISTED LIVING OR HEALTHCARE FACILITY.

ALL RESIDENTS, OCCUPANTS, AND GUESTS MUST USE THE COMMON ELEMENTS IN A SANITARY AND SAFE MANNER THAT DOES NOT CREATE HEALTH CONCERNS, PROPERTY DAMAGE, OR INTERFERE WITH THE REASONABLE ENJOYMENT OF THE COMMUNITY BY OTHERS.

ANY CONDITION OR CONDUCT THAT RESULTS IN BIOLOGICAL CONTAMINATION OF COMMON ELEMENTS, DAMAGE TO THE FURNISHINGS OR SURFACES, OR REQUIRES ADDITIONAL CLEANING, SANITATION, OR INTERRUPTION OF USE BY OTHERS AS A RESULT OF BIOLOGICAL CONTAMINATION WILL CONSTITUTE A VIOLATION OF THIS RULE.

THIS RULE IS BEHAVIOR-BASED AND APPLIES UNIFORMALLY TO ALL RESIDENTS AND OCCUPANTS, WITHOUT REGARD TO AGE, DISABILITY, MEDICAL CONDITION, OWNERSHIP STATUS, OR TENANCY.

RESIDENTS WHO MAY REQUIRE PERSONAL ASSISTANCE DUE TO HEALTH-RELATED CONDITIONS ARE RESPONSIBLE FOR SECURING APPROPRIATE SUPPORT TO ENSURE COMPLIANCE WITH THESE COMMUNITY STANDARDS.

ENFORCEMENT MAY INCLUDE: WRITTEN VIOLATION NOTICES, RECOVERY OF COST FOR ADDITIONAL CLEANING, SANITATION, REPAIR OR REPLACEMENT, SUSPENSION OF SPECIFIC COMMON AREA PRIVILEGES, EXCLUDING THE RESIDENT'S RIGHT OF ACCESS TO THEIR UNIT, LEGAL ACTION OR INJUNCTIVE RELIEF AS PERMITTED BY THE ASSOCIATION'S GOVERNING DOCUMENTS. MS. NANCY ROGERS MADE A MOTION APPROVING THE ABOVE STATEMENT. MS. DIANA DANIEL SECONDED THE MOTION. MOTION CARRIED 5-0. Discussion before the vote was to include the statement in the residents' manual and relator handouts.

4. Board Reports

Social

Ms. Nancy Rogers informed the Board that High-Rise living series are held on the second and third Mondays of the month at 1:30 on the Sun Porch. The second Monday the topic will be the does and don'ts of memorial planning. On the third Monday a representative of the Fulton County Voter Registration will be available for residents to check their voter status as this is an election year. Please bring identification to the meeting. Residents can also check voter status on the website myvoterstatus.comga. Trivia will be held again on March 18th. Team captains need to sign up and each team is allowed a maximum of eight players. New residents' dinner will be held on March 18th. It is necessary to sign up if you wish to attend in order to ensure a right sized table. Residents may attend these dinners for up to one year. On the fourth Monday of the month the Sandy Springs paramedics are here to check blood pressure and vital signs. They will also answer questions regarding the Sandy Springs emergency services. Results from the survey conducted a few weeks ago are available at the front desk. Please vote for MVT in the Best of the Perimeter contest as this is a great way to spotlight MVT as one of the best senior living communities in the area. Our competition is a national chair with people voting from all over the country. Ms. Malone will be scheduling tutorials for Band in the near future. This is a service which enables phones to receive messages about events at MVT. Look for information in Tower Talk regarding the schedule. A buy for nothing sale will be held in early April.

Ms. Tricia Morris stated the recent survey revealed most people find MVT by word of mouth. If any residents would like help with google review, she is available to help. This helps the ranking for MVT. It seems a lot of people like to view themselves on camera on Facebook on the videos she takes. Be sure to like the page.

Real Estate

Ms. Diana Daniel restated the best publicity for MVT is word of mouth. From January 2025 to January 2026 property values in Sandy Springs are down 12.4%, Dunwoody 10.2%, Alpharetta down 12.1%, city of Atlanta .53%, Canton 10.9%. As everyone knows real estate prices go up and down. We are now in a down cycle. This points out the need to stress the quality of life at MVT.

5. Questions

The questions from the floor included the reason for the rapid turnover at the front desk, validating the problem of the chases, name tags for the front desk employees, an informational meeting regarding Comcast, the mail delivery, the green electrical boxes in front of the building, color of the chases, Rick's involvement with the chases, waterproofing the chases, length of the chase project, disruption during the chase project and whether or not new buyers are informed of assessments.

6. Time of Next Meeting

The next meeting will be held on Wednesday, March 25, 2026 at 3:00pm respectively, in the

Sun Porch
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IV. Adjournment

CHAIRMAN SCOTT GOINS MADE A MOTION TO ADJOURN. THE MOTION WAS SECONDED BY MS. NANCY ROGERS. MOTION CARRIED WITH UNANIMOUS CONSENT AND THE MEETING WAS ADJOURNED AT 3:33pm.

Minutes respectfully submitted by Linda Rakowski, Recording Secretary