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, May 27, 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
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 3:00 pm, Wednesday, May 27, 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 ROGERS SECONDED THE MOTION. VOTE WAS 4-0 IN FAVOR.

2. Approval of April Minutes

CHAIRMAN SCOTT GOINS MADE A MOTION TO APPROVE THE APRIL 29, 2026 MINUTES. MS. NANCY ROGERS SECONDED THE MOTION. VOTE WAS 4-0 IN FAVOR.

3. Executive Director Report

Chairman Goins noted that Ms. Diane Daniel is not feeling well but will be back for the meeting in June. Ms. Rita Malone informed the Board that April was another solid month. Total revenue totaled $609,878.00 which is $24,351.00 better than budget. Year to date revenue is running $54,682.00 favorable to the budget. One of the factors for April is other income which is $19,758.00 favorable to the budget. A large portion of that is a reimbursement received from Direct TV equipment, a third-party supplier. PCC continues to perform well and is $35,151.00 favorable to the budget year to date. As of May 20th, all 16 rooms are occupied. There is a

couple sharing a suite so there are actually 17 residents. It has taken a lot of hard work to get all the suites occupied.

Employee costs are $27,920.00 favorable to the budget for the year. Total expenses for the month were $440,702.00 which is $62,545.00 favorable year to date. The primary drivers for this are employee and food costs along with utilities.

The net income for April was $169,176.00 which is $117,227.00 favorable to the budget.

The total cash reserve balance for April was $3,512,036.00. The operating cash balance was $328,615.00 for a total cash balance of $3,840,651.00. At the end of April approximately $400,000.00 was spent from the operating account on projects and expenses that are not reflected in the income statement. This continues to allow the reserves to remain intact.

5,711 meals were served in April and 24,083 served year to date. The subsidy amount was $11.53 per meal. This amount has been consistent for the last several months.

There is a total of eight units available for sale and to show. Eight units are available to lease. Two units are available for either lease or sale. There have been two condos closed and two condos leased since the last Board meeting.

4. Board Reports

Social

Ms. Nancy Rogers informed the Board there was not a new residents' dinner last month even though one was offered and people volunteered to host it. The date for the next dinner is Wednesday, June 15th. New residents are encouraged to sign up by the mailroom. Residents are welcome to attend these dinners for a year after moving in. This is a good way to meet other residents and to learn how to navigate the building. The speaker for the High Rise Living on Monday, June 8th will be from the Alzheimer's Association of Georgia speaking on the topic of brain health. On Thursday, June 25th Ed Chambliss from the Memory Foundation will speak on how to screen family members on memory problems, normal versus abnormal and how to speak with doctors concerning these issues. The paramedic will be here on Monday, June 22nd to take blood pressure and other vital signs. Later this summer someone will deliver an update on the legislative session. Please let Ms. Rogers know if residents would like a representative of the Fulton County Voter Registration visit again in late August or September before the general election.

Ms. Tricia Morris stated water aerobics will start on June 1st and will be held on Mondays at 2:00PM and Wednesdays at 11:00AM. A Vendors' Market will be held in July. This is a market where people can sell baked goods or crafts. There is a signup sheet by mailroom. This event will be held in the Sun Room.

Chases

Mr. Scott Carriere stated the chases are still being worked on. The current design testing proved to be okay when it rains. When the water test was performed, water does come through slightly but slightly is too much. A new design is being worked on and another test will take place to make sure the system does not leak. Ms. Malone added when Walker did the water test, the rack was set up right in the middle of the louver and water was going directly in for 15 minutes. The result was a dime sized amount of water. When they ran the rack up to better simulate rain right above the louver for 15 minutes, no water came in. The mockup was also opened up today to check it from all the recent rain and there was no water. Walker's theory is the higher floors better simulates the water going straight into the louver.

Other Business

Ms. Malone reminded the Board there will be a ribbon cutting on June 12th with leaders in the community attending. It will start at 11:00 AM and will last 15 minutes. Please make sure to be there on time. Light refreshments will be served. On June 13th the big 40th anniversary celebration will be held. More information will be coming out on these events.

Questions from the box included why scooters cannot be governed for speed. The only things MVT can regulate are the speed with which they travel in the building and reckless driving in the common areas. Fines can be issued for these violations. The policy regarding scooters will be restated in Tower Talk at the end of the week. The second question was why the area outside of the B elevator was not pressure washed. This area as well other areas have not yet been finished due to weather. A water test was conducted to determine why water pools in this area after rains. The problem has been corrected. There was a question as to why the sidewalks flood. Ms. Malone is looking into this matter and will respond later. Another comment in the box stated this is the best Board ever.

5. Floor Questions

The questions from the floor included the boxes of electric heat pumps in the garage by the elevators, meals being served cold, tree trimming, possibility of a computer center, water test industry standards, special assessment timing, average age of residents, plans for updating the facility, staffing of front area of PCC, sales prices of condos and access to condo owners' information,

6. Time of Next Meeting

The next meeting will be held on Wednesday, June 24, 2026 at 3:00pm respectively, in the

Sun Porch
Mount Vernon Towers
Sandy Springs, Georgia 30328

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 3:29pm.

Minutes respectfully submitted by Linda Rakowski, Recording Secretary