

**SAN ELIJAH HILLS II PROPERTY OWNERS ASSOCIATION
ASSOCIATION MANAGER'S REPORT**

General Session

February 16, 2026

Location: 1059 San Patricio Drive

Board of Directors Meeting

5:00 PM

Kyle Merritt, Community Association Manager

AGENDA

*** Requires Board - Confirmed**

CALL TO ORDER:

- * No later than 5:00 p.m.

HOMEOWNERS FORUM:

- Open discussion for comments, suggestions or questions from owners. Each speaker not to exceed five (5) minutes.

MINUTES:

- * January 19, 2026 meeting minutes for review/approval.

FINANCIALS:

- * YTD Financial Report from financial advisor.
- Board to review the January 2026 financial statements and Bank Statements pending year-end review.
- Reserve Account with Fidelity
- Reserve Study Proposal for review

MANAGEMENT REPORT:

- Board to review pending action item list and statuses
- Action Item Status
- Property Drive Around Report
- Annual Election Status

LANDSCAPE:

- Board to review the landscaping work order schedule
- Work Order Report
- Landscaping Proposals for review
- Tree Maintenance Proposals for review

ARCHITECTURAL:

- * Board to review any pending or submitted architectural requests.
- 828 Santa Rufina – Tree Removal application
- 1125 San Leon – Landscaping Modification application

CORRESPONDENCE:

- Board to review any additionally submitted issues
- Homeowner reimbursement request

MISC:

- Community map for Board reference.

NEXT MEETING:

- The next meeting is to be determined.

ADJOURNMENT:

- * Executive Session to immediately follow.