

STRATA PLAN # 50
16 Princess Drive, Providenciales, Turks & Caicos
At Messel Ballroom and via Zoom
Minutes of the Executive Committee Meeting
Held on May 27, 2026, at 9:00 A.M.

Board Members Present

Philip Wood (PW)	Chair
Hal Francke (HF)	Director
Stan Hartling (SH)	Director
Barrie Romkey (BR)	Director
Stephen Sisca (SS)	Director (Via Zoom)
Art Mannarn (AM)	Director (Via Zoom)
Rob Lawrence (RL)	Director (Via Zoom)

By Invitation

Jeff Morgan (JM)	General Manager (The Palms)
Dennis Voves (DV)	Chief Engineer (The Hartling Group)
Patrick Van Hamme (PVH)	Chief Financial Officer (The Hartling Group)
Terron Hewitt (TH)	Financial Controller (The Palms)
Pierre Beswick (PB)	Vice President of Resort Assets (The Hartling Group)
Ben Hartling (BH)	Special Project Manager (The Hartling Group)

CALL TO ORDER

There being a quorum of directors in attendance, the meeting was called to order, and a motion was made for PW to be the Chair. Motion was passed.

Review of Strata Financial Statements for YTD April 2026

TH provided the review. He focused on the variance report.

RL had questions about his individual statement (ex. utensils and linen assessment) which were answered.

There was discussion about damaged items in suites.

Review of Maintenance/Capital Expenditure Work 2025/2026

PB provided overview of capex/major work in 2025 and YTD 2026.
Comments made about need for gym expansion.

Discussion about BCQS report and the need for an annual 3% increase in capex/major assessments for the next 20 years to meet the needs of the property going forward.
HF thanked all those involved with completion of report.
Report and corresponding 3% increase was approved

Other Business

Reserve balances were reviewed. All agreed the balances were at a good level.

PW provided an update on Phase 2 renovation. All feedback on the new furniture and other new additions has been very good. HF agreed.

Comments made about protection of white sofas and charging guests for damage.

The Phase 2 work has made the renovation/refurbishment of the building entrances necessary to match the level of luxury in the suites.

SH submitted proposal to resurface parking lots and driveway areas. The proposal included stonework for the main drive like the porte cochere.

The total estimated cost is \$430,000. SH announced that the management company would cover half of the cost.

There was discussion on timing considering the Phase 2 project ongoing in September and October. The project was approved.

With there being no further business, the meeting was adjourned.
