

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, May 8, 2024

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Mark Bartholomew, Bob Rose, and Nick Pordan. Absent: Jessica Murphy and Deby Fox-Hahn
Management Representative: Cindy Morris & Brandon Pawlik
Guest: Gino Callisto from Vision Funding

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary meeting started at 6:04 PM

D. SET THE AGENDA: Nick Pordan made a motion to set the agenda as amended, Bob Rose seconded the motion; all were in favor.

E. REVIEW THE MINUTES: Joe Morgante made the motion to accept the minutes from April 10, 2024, Mark Bartholomew seconded; all were in favor.

F. FINANCIAL REPORT:

- The April 2024 financial reports were reviewed. There was \$41,323.48 in the Operating account and approximately \$1,275,000 in the Reserve account for a total of \$1,317,000.
- Cindy discussed the delinquencies.

Bob Rose made a motion to accept the financial report, Joe Morgante seconded; all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

- The Board approved the purchase of Word 365, a computer program for Sue Dewey.
- The Annual meeting will be held at Greenwood Club House on Wednesday August 14, 2024. The Board meeting will be at 5:30 and the Annual meeting will follow at 7:00. Deby Fox-Hahn and Joe Morgante are up for reelection.

H. MAINTENANCE & GROUNDS:

- After reviewing 3 bids for the hydro seeding behind 1051-1056, Bob Rose made the motion to accept the bid from Thomann Asphalt. Mark Bartholomew seconded, all were in favor and the motion passed.
- The list for “opting out of bush trimming” is between 35-40 home owners.
- A motion was made by Mark Bartholomew to accept Seitz paving quote to repair the asphalt before we seal the parking lot at the end of the summer. Nick Pordan seconded the motion, all were in favor and the motion passed.
- Sue Dewey notified the Board that the cost to replace the remainder of the bike path will be approximately \$30,000.00. The estimate was given by Seitz Paving.

I. OLD/NEW BUSINESS:

The next board meeting will be Tuesday, June 11, 2024 at 6:00 at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 6:50 pm, seconded by Sue Dewey; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association