

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Tuesday, June 11, 2024

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Jessica Murphy, Deby Fox-Hahn and Nick Pordan. Absent: Mark Bartholomew and Bob Rose
Management Representative: Cindy Morris and Brandon Pawlik
Guest: Laura Stratton – Unit 1051 Charlesgate Circle

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. meeting started at 6:01 PM

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

E. REVIEW THE MINUTES: Joe Morgante made the motion to accept the minutes from May 8, 2024, Nick Pordan seconded; all were in favor.

F. FINANCIAL REPORT:

- The May 2024 financial reports were reviewed. There was \$49,853.14 in the Operating account and approximately \$1,295,000 in the Reserve account for a total of \$1,345,000.
- Cindy discussed the delinquencies.

Deby Fox-Hahn made a motion to accept the financial report, Joe Morgante seconded; all were in favor.

G. ADMINISTRATIVE & LEGAL:

- 651 windows were approved and the new railing for 559. Both applications approved by the Architectural Compliance Committee.
- On June 19, 2024 the Board will be meeting with Attorney Ryan Mcann regarding a legal issue.

H. MAINTENANCE & GROUNDS:

- The board met with the owner of 1051 Charlesgate regarding the repairs to the lawn behind and next to her unit.
- The selection of a possible new landscaping/plowing company was tabled until next meeting when all board members are in attendance. 4 were in favor of tabling and 1 was against.
- Deby Fox-Hahn made a motion to accept Seitz Paving's quote to replace the remainder of the bike path for a \$33,130.69. Brandon will send in a capital improvement certificate to save on taxes since the replacement is a capital improvement. Jessica Murphy seconded the motion, all were in favor.

I. OLD/NEW BUSINESS:

The next board meeting will be Monday, July 8, 2024 at 6:00 at the Ransom Oaks Club House.

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

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association