

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday August 14, 2024

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Jessica Murphy, Deby Fox-Hahn, Nick Pordan, Mark Bartholomew and Bob Rose
Management Representative: Cindy Morris

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary. meeting started at 5:34 PM

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

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

F. FINANCIAL REPORT:

- The July 2024 financial reports were reviewed. There was \$35,920.10 in the Operating account and approximately \$1,327,000 in the Reserve account for a total of \$1,374,800.
- Cindy discussed the delinquencies.
- Sue Dewey discussed the CD's, and one is coming due at the end of August. Sue discussed that the association has the paving project coming up, the walking path was just completed, there was a second water main break, one of the catch basins was sinking and needed to be replaced. Joe Morgante made a motion to have all capital expenditures totaling \$225,000.00 come out of the sweep account from Mass Mutual at the end of August, and transfer money into the operating account to cover all the capital expenditures. Nick Pordan seconded the motion, all were in favor and the motion passed.

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

G. ADMINISTRATIVE & LEGAL:

- The board discussed a parking situation involving two units. A parking space directly in front of a front door is currently assigned to a neighbor. The

Board asked to send her a notice to park farther away from the front door. Joe Morgante made the motion to switch the parking spots so the space directly in front of the door belongs to the unit owner. Mark Bartholomew seconded the motion, all were in favor and the motion passed.

- Bob Rose made the motion to pay for the restoration for 902 and 851 from the electrical work that needed to be completed by the owners. Nick Pordan seconded, all were in favor and the motion passed.

H. MAINTENANCE & GROUNDS:

- A Resolution will be written regarding extended gardens. It will state that all prospective purchasers must agree to maintain any extended garden in the back and or side of their unit. If the purchaser does not agree, the seller must remove the extended gardens and return the area to grass before closing. Deby Fox-Hahn seconded, all were in favor and the motion passed.
- The Board discussed who is responsible for the trim on the garages. The garages are owned by the homeowner; therefore, they are responsible for repairing any garage trim.
- Mark Bartholomew made a motion to accept All Seasons as the new landscaping/plowing contractor for a 3-year contract starting November 1, 2024. Joe Morgante seconded. The vote was 5-2 in favor of the motion.
- The board discussed the logistics with the asphalt milling and repaving project starting September 9. Flyers will be put at mail stations, emails will be sent and door hangers will be place on all door handles giving all the owners as much information as possible during this project.

I. OLD/NEW BUSINESS:

The next board meeting will be Wednesday September 11, 2024, at the Greenwood Clubhouse at 6:00PM.

Nick Pordan made a motion to adjourn the meeting at 6:50 pm, seconded by Deby Fox-Hahn; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association