

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday September 11, 2024

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Joe Morgante, Jessica Murphy, Nick Pordan, Mark Bartholomew and Bob Rose. Absent: Deby Fox-Hahn
Management Representative: Cindy Morris
- B. ROLL CALL and/or DESIGNATION OF QUORUM:** Quorum Present – no roll call necessary. The meeting started at 6:04 PM.
- D. SET THE AGENDA:** Joe Morgante made a motion to set the agenda as amended, Nick Pordan seconded the motion; all were in favor.
- E. REVIEW THE MINUTES:** Mark Bartholmew made the motion to accept the minutes from August 14, 2024, Joe Morgante seconded; all were in favor.
- F. FINANCIAL REPORT:**
- The August 2024 financial reports were reviewed. There was \$13,236.91 in the Operating account and approximately \$1,364,000 in the Reserve account for a total of \$1,377,200.
 - Cindy discussed the delinquencies.
 - Sue Dewey discussed our CDs; one CD matured at the end of August and another CD was called. Gino Calisto, our Mass Mutual representative, is researching non-callable CDs with the highest interest rates available to replace these. To pay for capital improvements, the Board approved the transfer of \$250,00 from the Mass Mutual cash fund to the Charlesgate Operating account. \$100,000 was transferred in September. Another \$150,000. will be transferred in October.
 - Joe Morgante gave a presentation on text messaging community members as well as using email. The Board decided to have Joe look further into text messaging and let the Board know the cost.

Joe Morgante made a motion to accept the financial report, Jessica Murphy seconded; all were in favor.

- G. ADMINISTRATIVE & LEGAL:**

- Bob Rose made the motion to pay for the restoration for 902 and 851 of 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 discussion was held as to enlarge a parking area between Units 1051, 953 and 954. Two estimates have been procured, one from Seitz Paving and one from Baughman Magic Seal. The discussion was tabled until the Board members were able to view this area in person.
- The Board discussed the hazardous walkways that need to be replaced before the winter. The walkways of 907, 1103, 1104 and 1453 are being replaced the week of September 16.
- The board discussed that fence repairs need to be completed before the staining in late October, early November. Mark volunteered to walk and get a list of all the fence repairs. Brando Pawlik will be walking with Mark to help with the fence repair list.
- Cindy discussed the dissatisfaction with Tru Green and the large amounts of crab grass in the lawns. Cindy is asking for bids from other weed & feed companies for the 2025 season.

I. OLD/NEW BUSINESS:

The next board meeting will be Wednesday October 9, 2024, at the Greenwood Clubhouse at 6:00PM.

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

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association