

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Thursday, April 12, 2023

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Nick Pordan, Joe Morgante, Candace Werder, Bob Rose and Deby Fox-Hahn

Absent : Betsy Greiner

Management Representative : Cindy Morris

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary.

C. CALL MEETING TO ORDER: Sue Dewey called the meeting to order at 6:01 pm.

D. SET THE AGENDA: Nick Pordan made a motion to set the agenda as presented, Bob Rose seconded the motion and the motion was carried.

E. REVIEW THE MINUTES: Nick Pordan made a motion to approve the minutes from March 8, 2023. Joe Morgante seconded; all were in favor and the motion passed.

F. FINANCIAL REPORT: The March 31, 2023 financial report was reviewed. There is \$1,030,078 in the bank between the operating and the reserve savings account. Unit 601 is still delinquent and waiting for the estate to be set up, but Cindy is in contract with the executor of the will. The monies will be paid.

Debbie Fox-Hahn made a motion to have Kloc & Company do the review and tax returns for the 22/23 fiscal year. Nick Pordan seconded the motion; all were in favor and the motion passed.

Joe Morgante made a motion to hire a financial advisor to help the board divest the funds into different CD's. Nick Pordan seconded the motion; all were in favor and the motion passed. Sue Dewey will invite a financial advisor to attend our next meeting.

Candace Werder made a motion to accept the financial report, Bob Rose seconded, all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

The board had a lengthy discussion regarding the 23/24 budget and the monthly HOA fee. The board reviewed the budget as presented by Cindy. After major discussions, the

board voted to approve an increase for the monthly HOA from \$285 per month to \$295/month. Candace made a motion to accept the budget, Joe Morgante seconded, four were in favor and two members were opposed. Opposed were Nick Pordan and Bob Rose. The motion passed.

H. MAINTENANCE:

Buildings – Nothing to discuss currently.

Grounds -

Bob Rose made a motion to hire Bob's Tree Service to take down a bunch of trees that are dying or causing tripping hazards in the front walkways of homes. Once the trees are down, Seitz Asphalt will repair whatever walkways have been cracked and heaved up due to the roots from the trees. Grace Property Services will take out the easy stumps and do all the grass restoration. Deby Fox-Hahn seconded the motion; all were in favor and the motion passed.

I. OLD/NEW BUSINESS: None

The next board meeting will be held May 10 @ 6:00 PM at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:35 pm, seconded by Bob Rose. All were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Property Manager
Charlesgate Village Association