

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, June 14, 2022

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Nick Pordan, Joe Morgante, Deby Fox-Hahn, Candace Werder (was 10 minutes late) Absent: Betsy Greiner and Bob Rose
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 6:00 pm. There were 2 guests present at the meeting: David Kissel from 1405 Charlesgate Circle and Stuart Scheff from Lawley Insurance.

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

E. REVIEW THE MINUTES: Nick Pordan made a motion to approve the minutes from May 10, 2023, Joe Morgante seconded; all were in favor.

F. FINANCIAL REPORT:

The May 2023 financial reports were reviewed. There is \$ 64,385.44 the Operating account and \$ 532,981.31 in the Reserve account. Bank on Buffalo CD has \$500,000 for a total of \$1,097,367.75.

The board is having a financial planner come to the July meeting to discuss moving monies into CD's at several banks.

Cindy discussed the delinquencies.

Candace Werder made a motion to accept the Financial report, Joe Morgante seconded, all were in favor.

G. ADMINISTRATIVE & LEGAL: The Board discussed the law suit regarding the sale of 1251 Charlesgate Circle. Cindy, Sue, Bob, Joe and Nick met with Ryan McCann from Attea & Attea regarding the law suit.

Cindy handed out the walk around forms to the board members for 2023. All forms must be returned to Cindy by July 1, 2023.

After Stuart Scheff spoke to the board, Nick Pordan made a motion to keep our General Liability Insurance with Traveler's. Deby Fox-Han seconded the motion. All were in favor and the motion passed.

The board reviewed the architectural change forms for 402, 1355, 1403 & 1752.

H. MAINTENANCE:

The Board held a discussion regarding RPM Landscaping contract and the dissatisfaction in the work performed by the company.

I. OLD/NEW BUSINESS: N/A

The next board meeting will be July 12, 2023. It will be held at The Greenwood Club House.

Sue Dewey made a motion to adjourn the meeting at 7:27 pm, seconded by Nick Pordan, all were in favor and the motion passed.

Respectfully Submitted,

Cindy Morris
Association Manager
Charlesgate Village Association