

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

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Deby Fox-Hahn, Bob Rose, Nick Pordan, Joe Morgante, Candace Werder 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 6:00 pm.

D. SET THE AGENDA: Deby Fox-Hahn made a motion to set the agenda as presented, Candace Werder seconded the motion and the motion was carried.

E. REVIEW THE MINUTES: Nick Pordan made a motion to approve the minutes from November 9, 2022. Bob Rose seconded, all were in favor and the motion passed.

F. FINANCIAL REPORT: The October 2022 financial report was reviewed. There is \$958,161 in the bank between the operating and the reserve savings account. There is one delinquency, the woman passed away and waiting on the estate to be set up. The Board decided to move \$500,000.00 out of the M&T Savings and deposit into a 9 month CD with Bank on Buffalo at an interest rate of 3.09%. The monies were moved at the end of October.
Joe Morgante made a motion to accept the financial report, Nick Pordan seconded, all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

There were two sales of Architectural compliance submitted, one for 1751 and the other for 453 Charlesgate Circle.

The Board reviewed the mock-up version of the new Rules & Regulations handbook. The edits were submitted, the board approved all the edits and Sue and Joe will read one more time for spelling and grammar and then they will be printed and mailed out the first week of January 2023.

The Board discussed the long-term parking area and how long cars should be allowed to park there. The Board made adjustments in the rules and regulations to shorten the period to 48 hours.

H. MAINTENANCE:

Grounds

1. Bob Rose made a motion to accept Tru Greens proposal for 2023, Candace Werder seconds the motion, all were in favor and the motion passed.
2. The Board discussed the snow plowing during the first major storm of the year and how much grass was ruined by the plows. Debbie made a motion to look into other alternate companies and Joe seconds, all were in favor and the motion passed.

I. OLD/NEW BUSINESS: None

The next board meeting will be the held-on January 19, 2023 @ 6:00 PM.

Deby Fox-Hahn made a motion to adjourn the meeting at 7:40 pm, seconded by Nick Pordan, all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Property Manager for R&D Property Management of WNY
Charlesgate Village Association