

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Thursday, January 19, 2023

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Deby Fox-Hahn, Nick Pordan, Joe Morgante, Betsy Griener
Absent: Candace Werder & 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 5:58 pm.

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

E. REVIEW THE MINUTES: Nick Pordan made a motion to approve the minutes from December 14, 2022. Sue Dewey seconded, all were in favor and the motion passed.

F. FINANCIAL REPORT: The December 2022 financial report was reviewed. There is \$973,369 in the bank between the operating and the reserve savings account. Unit 601 is the only delinquency, waiting for the estate to close.
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 no Architectural change applications submitted.

The Rules & regulations handbooks have been mailed out. The board discussed enforcing the parking rules listed in the rule book under rule #6. The Board asked Cindy to send a letter to units 102,103 and 1103 to have their vehicles removed from over flow parking and in the letter state they cannot move to another guest spot or their vehicle will be towed at their expense.

The board discussed the new letter from HoganWillig Law firm regarding the potential law suit from unit 1251. Traveler's (the associations insurance company), had contacted HoganWillig and spoke to them about coverage if there is a potential law suit that does happen.

H. **MAINTENANCE:**

Buildings – Nothing to discuss at this time

Grounds - Nothing to discuss at this time

I. **OLD/NEW BUSINESS:** None

The next board meeting will be the held on March 8, 2023 @ 6:00 PM at the Greenwood Club House.

Deby Fox-Hahn made a motion to adjourn the meeting at 6:40 pm, seconded by Nick Pordan. All were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Property Manager
Charlesgate Village Association