

**CHARLESGATE VILLAGE ASSOCIATION, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**Held Thursday, March 8, 2023**

**--MINUTES--**

**A. PRESENT:**

Board Members: Sue Dewey, Nick Pordan, Joe Morgante, Betsy Greiner, Candace Werder & Bob Rose

Absent : Deby Fox-Hahn

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:** Joe Morgante made a motion to set the agenda as presented, Betsy Greiner seconded the motion and the motion was carried.

**E. REVIEW THE MINUTES:** Nick Pordan made a motion to approve the minutes from January 19, 2023. Candace Werder seconded, all were in favor and the motion passed.

**F. FINANCIAL REPORT:** The February 28, 2023 financial report was reviewed. There is \$1,000,902 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 and there were 3 other home owners who were delinquent.  
Candace Werder made a motion to accept the financial report, Nick Pordan seconded, all were in favor and the motion passed.

**G. ADMINISTRATIVE & LEGAL:**

The Board discussed initiating direct deposit for HOA fees or paying with a credit card. The Board was advised by Cindy the extra fees that the HOA and the user would incur to provide this courtesy. Betsy made a motion keep the payments as they have always been, using direct bill pay, money orders and checks. Bob Rose seconded the motion, all were in favor and the motion passed. We will not be accepting direct deposit or credit card payments at this time.

The board discussed whether to continue mailing out coupon books at the start of each new fiscal year or to handle this digitally. The board decided to continue with mailing out coupon books to all the owners for the monthly HOA payment.

The board discussed the marketing contract presented to them from Verizon Fios. After a lengthy discussion on the marketing agreement for five years, Betsy Greiner made a motion to not enter into a marketing agreement with Verizon Fios, Nick Pordan seconded the motion, all were in favor and the motion passed.

**H. MAINTENANCE:**

**Buildings** – Nothing to discuss at this time

**Grounds** -

Bob Rose explained that the plowing of the west side of the property was not good. The board had a lengthy discussion regarding the plowing, the ice storm. Sue explained that there is a 3” minimum in the contract for the shoveling of the walk ways and the plowing of the roadways. There is no provision in the contract with dealing with an ice storm. The board decided to have Cindy, Sue and Joe Morgante sit down with Lino in April and review the terms of his contract, and the expectations of the HOA going forward.

The Board had asked Cindy to sending parking violation letters to units 557, 1454 and 1554 regarding violations per the rules and regulations.

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

The next board meeting will be the held on April 12 @ 6:00 PM at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:05 pm, seconded by Betsy Greiner. All were in favor and the motion passed.

Respectfully Submitted,  
Cindy Morris  
Property Manager  
Charlesgate Village Association