

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

--MINUTES--

- A. PRESENT:**
Board Members: Sue Dewey, Candace Werder, Bob Rose, Nick Pordan, Joe Morgante, Betsy Greiner. 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 6:02 pm.
- D. SET THE AGENDA:** Nick Pordan made a motion to set the agenda as presented, Betsy Greiner seconded the motion and the motion was carried.
- E. REVIEW THE MINUTES:** Bob Rose made a motion to approve the minutes from July 13, 2022. Candace Werder seconded, all were in favor and the motion passed.
- F. FINANCIAL REPORT:** The August 2022 financial report was reviewed. There is \$927,829 in the bank between the operating and the reserve savings account. There were no home owners who were delinquent.
Nick Pordan made a motion to accept the financial report, Bob Rose seconded, all were in favor and the motion passed.
- G. ADMINISTRATIVE & LEGAL:**
The elected the officers for the next year. Officer stays the same as the past year with Sue Dewey President, Nick Pordan Vice President, Betsy Greiner is Treasurer and Deby Fox-Hahn Secretary. Bob Rose, Joe Morgante and Candace Werder are at large members.
- The Board all agreed to renew the web site for another 2 years. The first year Sue stated would be free.
- The Board discussed the tenant situation at 154 Charlesgate Circle. The home owner will not be renewing the lease on the present tenant in there since the tenant has been causing issues on the property. The tenants lease expires November 30, 2022. The owner has served the tenant with a 90 day notice to vacate after the lease has expired.

The Board reviewed the new rules and regulations and went line by line to make any necessary changes. The rules and regulations follow the new by laws. All wording issues were worked out and Sue Dewey made a motion to accept the new rules and regulations, Joe Morgante seconds and all board members were in favor. The new rules and regulations will be located on the web site along with the board printing them for every home owner.

H. **MAINTENANCE:**

Architectural Applications: Bob Rose discussed that there have only been architectural compliance forms for homeowners selling their units.

There was a discussion regarding the repairs to the extension of the party walls, where the party wall becomes the front patio separating the units. Sue Dewey made a motion to get a legal opinion on what is considered a party wall so we know who is responsible for the repairs. Sue will call the attorney and get the legal opinion. Joe Morgante seconds the motions, 2 opposed and the motion passed to consult an attorney.

The last part of the bike path needs to be completed by Seitz paving.

National Fuel still working on Phase II and there have been many issues with cable lines and electrical lines being cut.

I. **OLD/NEW BUSINESS:** Nothing to report by chairpersons of any committees.

The next board meeting will be the held on October 12,2022 @ 6:00 PM.

Nick Pordan made a motion to adjourn the meeting at 7:45 pm, seconded by Sue Dewey, all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager
Charlesgate Village Association