

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, November 9, 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, Absent

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 6:05 pm.

D. SET THE AGENDA: Bob Rose made a motion to set the agenda as presented, Joe Morgante seconded the motion and the motion was carried.

E. REVIEW THE MINUTES: Deby Fox-Hahn made a motion to approve the minutes from September 14, 2022. Nick Pordan seconded, all were in favor and the motion passed.

F. FINANCIAL REPORT: The October 2022 financial report was reviewed. There is \$931,186 in the bank between the operating and the reserve savings account. There were no delinquencies.

Joe Morgante made a motion to accept the financial report, Nick Pordan seconded, all were in favor and the motion passed.

A Certificate of Deposit was acquired from the Bank on Buffalo. The annual rate is 3.09% annually. This CD is for 9 months.

G. ADMINISTRATIVE & LEGAL:

There were no Architectural change applications submitted.

The Board reviewed the mock-up version of the new Rules & Regulations handbook. The Board will submit any changes or edits to this by the December meeting. Prices and quantities were discussed. Nick Pordan made a motion to print 300 copies of the handbook and to mail a copy to each address in Charlesgate and to any Owner who rents their unit. Sue Dewey seconded the motion and it passed unanimously. The handbook will be mailed in January 2023 and the new rules will take effect at that time.

H. **MAINTENANCE:**

Buildings Gutters are scheduled to be cleaned by Richard Young the week of November 14th – weather permitting.

Grounds

1. Verizon - Sue discussed that Verizon is placing their lines in conduits behind several buildings on common ground. There has been no communication with Verizon and Management. Premier Underground painted markings the new path.
2. Speeding – Several homeowners have complained about cars from Charlesgate and Forest Edge speeding through the property. Management has been asked to reach out to Charlesgate offenders and to the Forest Edge community to respect the speed limit in Charlesgate (which is private property.)
3. Open fires – Several homeowners have complained about the use of wood burning fire pits in Charlesgate. This is against the Town of Amherst Fire code. Management has been asked to send warnings to individual offenders.

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

The next board meeting will be held on December 14, 2022 @ 6:00 PM.

Joe Morgante made a motion to adjourn the meeting at 7:34 pm, seconded by Nick Pordan, all were in favor and the motion passed.

Respectfully Submitted,
Sue Dewey
President
Charlesgate Village Association