

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, September 13, 2023

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Nick Pordan, Joe Morgante, Deby Fox-Hahn, Mark Bartholomew, Jessica Murphy and 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 6:08 pm.

D. SET THE AGENDA: Nick Pordan made a motion to set the agenda as amended, Bob Rose seconded the motion; all were in favor.

E. REVIEW THE MINUTES: Deby Fox-Hahn made a motion to approve the minutes from August 9, 2023, Mark Bartholomew seconded; all were in favor.

F. FINANCIAL REPORT:

- The August 2023 financial reports were reviewed. There is \$13,317.76 in the Operating account and \$1,079,051.47 in the Reserve account for a total of \$1,089,369.23.
- Sue explained that the monthly reserve deposit of \$22,000.00 will be transferred to a Money-Market account the 15th of each month. This will leave a balance of \$329,051.47 in the reserve savings account at M&T bank.
- Cindy discussed the delinquencies.

Joe Morgante made a motion to accept the Financial report, Jessica Murphy seconded; all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL: Sue requested if there is a way to analyze the usage the site is getting every month. Joe will look into this request.

H. MAINTENANCE:

- Joe Morgante brought up his dissatisfaction with the landscaping and plowing. The board decided to table for a later date.

- Phase I fences will be stained this year along with any fences that had repairs.
- The Board discussed the repairing of the lawns by Thomann Asphalt. Those repairs have been completed and the lawns are growing. The Board also discussed the gas company.

OLD/NEW BUSINESS:

The formation of a Finance Committee was discussed. The Committee will include Joe Morgante, Chairman, Bob Rose, Treasurer, Jessica Murphy and Sue Dewey.

The next board meeting will be October 11, 2023 at 6:00 at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:38 pm, seconded by Joe Morgante; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association