

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, November 15, 2023

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Mark Bartholomew, Jessica Murphy, Bob Rose and Nick Pordan. Absent: Deby Fox-Hahn
Management Representative: Cindy Morris & Brandon Pawlik

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary meeting started at 6:07 PM.

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

E. REVIEW THE MINUTES: Joe Morgante made a motion to approve the minutes from October 11, 2023, Mark Bartholomew seconded; all were in favor.

F. FINANCIAL REPORT:

- The October 2023 financial reports were reviewed. There was \$15,920.92 in the Operating account and \$1,125,117.59 in the Reserve account for a total of \$1,141,038.51.
- Sue asked that the 3 CD's and the money market account be listed separately under Bank on the Balance sheet starting in November.
- Cindy discussed the delinquencies.
- Joe and Jessica discussed the new excel model which helps predict the cash needs for the property in the future.

Nick Pordan made a motion to accept the financial report, Mark Bartholomew seconded; all were in favor and the motion passed.

G. ADMINISTRATIVE & LEGAL:

- Architectural

Unit 1406 submitted to add a fence in the back of her patio. Approved.

- Legal

The board discussed Emotional Support animals and service dogs for both owners and renters. The Board has decided to let the attorney, Ron Shubert, handle any requests for a support/service animal.

H. MAINTENANCE:

- The gas company has finished phase III of the gas project.
- Thomann has graded and hydroseeded all areas dug up by NFG.

I. OLD/NEW BUSINESS:

The next board meeting will be December 13, 2023 at 6:00 at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:20 pm, seconded by Jessica Murphy; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association