

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday, January 10, 2024

--MINUTES--

A. PRESENT:

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

Guests: Richelle Casselman (Unit 1003) and her attorney

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary meeting started at 7:15 PM.

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

E. REVIEW THE MINUTES: Joe Morgante made a motion to approve the minutes from December 13, 2023, Jessica Murphy seconded; all were in favor.

F. FINANCIAL REPORT:

- The December 2023 financial reports were reviewed. There was \$27,630.15 in the Operating account and \$1,177,497.26 in the Reserve account for a total of \$1,205,127.41.
- Cindy discussed the delinquencies.
- Joe discussed what happened at the last financial committee meeting and stated the next meeting will be February 7, 2024 at 7:00 pm.

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

G. ADMINISTRATIVE & LEGAL:

- Architectural - None
- Legal - The Board discussed Emotional Support animals and service dogs for both owners and renters. The Board conditionally approved an emotional support animal for 1003, upon submission of final paper work. Motion to

approve made by Joe Morgante, seconded by Mark Bartholomew, 5 in favor and one opposed.

H. MAINTENANCE:

- The board discussed the \$11,000 plus Grand Jude bill for the water main break behind unit 1051. The board will pay from Operating account rather than from the Reserve account.
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I. OLD/NEW BUSINESS:

The next board meeting will be March 20, 2024, at 6:00 at the Greenwood Club House.

Joe Morgante made a motion to adjourn the meeting at 7:31 pm, seconded by Jessica Murphy; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association