

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

--MINUTES--

A. PRESENT:

Board Members: Sue Dewey, Joe Morgante, Mark Bartholomew, Jessica Murphy, Bob Rose, Deby Fox-Hahn and Nick Pordan
Management Representative: Cindy Morris & Brandon Pawlik
Guest: Gino Callisto from Vision Funding

B. ROLL CALL and/or DESIGNATION OF QUORUM: Quorum Present – no roll call necessary meeting started at 6:06 PM

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

E. REVIEW THE MINUTES: Deby Fox-Hahn made the motion to accept the minutes from March 20, 2024, Nick Pordan seconded; all were in favor.

F. FINANCIAL REPORT:

- The March 2024 financial reports were reviewed. There was \$31,305.90 in the Operating account and \$1,223,791.75 in the Reserve account for a total of \$1,255,097.65
- Cindy discussed the delinquencies.
- Sue Dewey made a motion to close the M&T savings account because the new interest on the account went down to .12%. The M&T account has approximately \$250,000 in the account. Once the \$250,00 is moved over to Vision Funding at Mass Mutual, the board is instructing the financial planner, Gino C., to invest the \$250,000 in a non-callable CD with the highest interest rate that is available. Joe Morgante seconded the motion, all were in favor and the motion passed.
- Deby Fox-Hahn made a motion to extend the R&D Property Management of WNY contract for another 3 years with increase as presented in the new contract. Nick Pordan seconded the motion, all were in favor and the motion carried.

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

G. ADMINISTRATIVE & LEGAL:

- Architectural - None
- The board discussed the water main break behind unit 1051. Bob Rose made a motion to replace the entire patio at 1051, to have the old patio removed now at a cost of \$300 and the new patio installed next spring. Joe Morgante seconded the motion, all were in favor and the motion passed.

H. MAINTENANCE & GROUNDS:

- After review of 3 bids, Joe Morgante made a motion to Hire Baughman's Magic Seal to seal coat the roads and walkways after the gas company finishes Phase IV of the gas project. Rite Stripe will also be hired to do all the striping. Cindy will coordinate the Rite Stripe and Baughman's Magic Seal. Nick Pordan seconded the motion, all were in favor and the motion carried.
- The management company will get 3 competitive bids for the landscaping/snow contract that expires October 31, 2024. The competitive bids will be due by the next board meeting. Cindy and Brandon will review the present specs, make the changes and then submit to the 3 contractors who will be bidding on the job.
- Bob made a motion to have Seitz replace the remaining part of the bike path that was damaged by the gas company. Seitz paving will give an estimate before the job starts. Joe Morgante seconded the motion, all were in favor and the motion passed. Also, Seitz will provide an estimate to repair pot holes and asphalt patch work needed on the property.

I. OLD/NEW BUSINESS:

The next board meeting will be May 8, 2024 at 6:00 at the Greenwood Club House.

Nick Pordan made a motion to adjourn the meeting at 7:50 pm, seconded by Deby Fox-Hahn; all were in favor and the motion passed.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association