

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday April 9, 2025

--MINUTES--

A. PRESENT:

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

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

C. SET THE AGENDA: Joe Morgante made a motion to set the agenda as amended. Jessica Murphy seconded the motion; all were in favor.

D. REVIEW THE MINUTES: Jessica Murphy made the motion to accept the minutes from March 12, 2025. Nick Pordan seconded; all were in favor.

E. FINANCIAL REPORT:

- The March 31, 2025, financial reports were reviewed. There was \$72,787.00 in the Operating account and approximately \$1,267,903 in the Reserve account for a total of \$1,340,690.
- Cindy discussed the delinquencies. Only one unit is delinquent and that unit is an estate.
- Joe Morgante discussed our CDs and investments. He reported that one CD matured and a second one will mature at the end of April. Monies from both accounts will be transferred to the Money Market Sweep account until higher paying CDs are available.
- Mark Bartholomew made a motion to accept the financial report. Nick Pordan seconded; all were in favor.

F. ADMINISTRATIVE & LEGAL:

- Approvals were discussed for a new storm door at 803 and a new door at 505.
- The annual meeting will be held on Wednesday August 13th at the Greenwood Clubhouse. The regular Board meeting will begin at 5:30 and the Annual meeting will follow at 7pm.

G. MAINTENANCE & GROUNDS:

- Joe Morgante made a motion to accept the bid from Thomann Asphalt to mill and stripe the 704 to 1756 side of the property. Jessica Murphy seconded the motion, all were in favor. Sue explained that one section of the milling project will begin on Monday, June 9th and the remaining section will begin Monday, June 16th. The community will be informed well in advance of the work.
- Joe Morgante made a motion to have Baughman's Magic Seal, sealcoat the west side of the parking lot and the walking path. Nick Pordan seconded; all were in favor. Baughman's will remill the west side of the lot where the asphalt is breaking up. They will also replace the speed bumps damaged by snowplows. The new blacktop will need to cure for a few months, so the seal coating will take place later in the summer.
- Mark Barthlomew made a motion to accept Seitz Asphalt bid for 11 sidewalk replacements and modifications to parking areas at 1051 and 1751. Bob Rose seconded the motion; all were in favor and the motion passed.
- Sue and Cindy met with All Seasons landscaping to discuss the soil and seed needed for areas on the west side where there are potential trip hazards due to the new blacktop. The soil and seed will be completed when All Seasons are on property repairing the plow damage.
- Sue and Cindy will meet in the fall with Bob's Tree Service to review any tree trimming and tree removals for the 2025 season.
- The board discussed electric charging stations for the inside of garages. Jessica stated that, by NY State law, HOA's cannot decline a resident who wants to install a charging station on their private property. According to the Town of Amherst codes, the residents must get a permit from the Town. The owner must also provide proof of an insurance rider. The owner will need to provide the HOA with proof of the TOA permit and insurance rider. Sue suggested adding these stipulations to the Architectural Guidelines for the Association.

H. OLD/NEW BUSINESS:

The next board meeting will be Wednesday, May 7, at 6pm, at the Greenwood Club House.

Jessica Murphy made a motion to adjourn the meeting at 7:05 pm, seconded by Nick Pordan; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association