

CHARLESGATE VILLAGE ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
Held Wednesday January 8, 2025

--MINUTES--

A. PRESENT:

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

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

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

D. REVIEW THE MINUTES: Jessica Murphy made the motion to accept the minutes from December 11, 2024. Nick Pordan seconded; all were in favor.

E. FINANCIAL REPORT:

- The December 11, 2024, financial reports were reviewed. There is \$72,667.00 in the Operating account and approximately \$1,202,000 in the Reserve account for a total of \$1,274,500.
- Cindy discussed the delinquencies. Only one homeowner is delinquent for \$241.00.
- Joe Morgante discussed our CDs and investments. He reported we are right on the projections for monies needed in the future.
- Bob Rose made a motion to accept the financial report. Nick Pordan seconded; all were in favor.

F. ADMINISTRATIVE & LEGAL:

- Mark Bartholomew reported that new windows were installed in Units 102 and 651.
- Sue Dewey discussed revising the Amendment for the Architectural Guidelines that pertain to front entry doors. Joe Morgante made a motion to change the guidelines for the units that do not have a side light. Nick Pordan seconded the motion. After a lengthy discussion, the Board agreed on several style options. The revised Amendment will be available on the

website. The motion passed 6 to 1 with Bob Rose voting against. He felt the revision should be available to all residents.

G. MAINTENANCE & GROUNDS:

- Management and several Board members met with All Seasons to discuss the expectations of the Association when it came to snow removal. All parties agreed on the proper snow removal expectations and limitations for Charlesgate.
- Cindy announced that one bid has come in from Thomann Paving for the 2025 RFP. Also, an email of the RFP was sent to Amherst Paving.

H. OLD/NEW BUSINESS:

The next board meeting will be Wednesday, March 12, at 6pm, at the Greenwood building.

Mark Bartholomew made a motion to adjourn the meeting at 7:30 pm, seconded by Nick Pordan; all were in favor.

Respectfully Submitted,
Cindy Morris
Association Manager, Charlesgate Village Association