

**Board of Director's Meeting Minutes
December 20, 2023**

Call to Order: By President Bob Upson at 6:33 p.m.

Establish a Quorum: There was a quorum.

Directors Present: Cesar Romagosa, Russell Budd, Bob Upson, Greg Mihalko, Brian Hestick, Janet Aho.

Directors Absent: Colleen Shaffer, Michelle Hukan, Sally Goodman

Approval of Minutes:

Meeting minutes from November 15 , 2023. Motion to approve Bob Upson, seconded by Greg Mihalko. Unanimously approved.

Budget Meeting minutes from November 15 , 2023. Motion to approve Bob Upson, seconded by Greg Mihalko. Unanimously approved.

Treasurers Report: Janet Aho reported credits, debits, and net amounts to date for the Swim Club, HOA, Reserve and Operating Funds.

Master Representative Report: No report, no meeting in December. Next meeting is January 22, 2024 at 10:00 a.m.

GRS Report: Melissa Kamen absent- no report.

Committee Reports:

Landscaping: Michelle Hukan is working with the landscaper for proposals on Hedges and revised Berm scope.

Entertainment Committee: Friendsgiving scheduled in November was cancelled due to lack of participation.

Violations: Greg Mihalko indicated there were no violations drive and most of those identified previously were lollipop lights which are being corrected.

ARC: No activity in November.

New Homeowners: Colleen Shaffer indicated that there were no new homeowner's interviewed.

Maintenance: Fence post removed, front light fixture replaced, sign post repaired at Pine Forest Cir and again repaired by Master Association recently. Arlene mentioned rust stains on Ramp, we have product and will clean in a few days.

Homeowner Forum (only for items on agenda): no comments.

Old Business

Insurance: We discussed last month and a committee were to study and get new [proposals. But we ran out of time, had to renew with Cbiz by December 20, so stuck. Resulted in 43% increase, which is industry wide. We will still look into other carriers but no rush, we are stuck until mid-year.

New Business:

Newsletter Distribution: Charlie and Marie Tarrantino have done the service for over 25 years and need to give it up to someone else. We thanked them for their service and need a volunteer to take over. Lacking one, Joan Upson will fill in.

Secretary: This position has been vacant for a few months and need to fill it. The January Organizational Meeting will reset officers but until then we should have one. Russ Budd made a motion for Michelle Hagan who has been doing a good job filling in. It was seconded by Greg. Approved by unanimous vote.

Annual Meeting Items: President Bob Upson discussed the items to be voted on for the annual Meeting. The Election of Officers will be a mute item as the three existing board members are unchallenged and will retain their seats for three years, Brian Haestick, Greg Milhalko and Janet Aho.

Discussion on the vote for changing the governing documents will be held. That changes the Homeowner approval from 75% to a Majority. There will need to be the 75% to change it so there will be considerable efforts to get the vote out. The limited Proxies will be received by Mail, dropped in the ballot box in the clubhouse or brought to the meeting. It is recommended to get the vote out early and not wait for the meeting and take a chance of losing them or forgetting to vote.

Homeowner Forum:

Questions about Mattamy Development status.

Arlene Stropoli provided information about the Mattamy settlement that was not provided to the Board previously. That the \$65,000 was if Mattamy failed to do all agreed improvements prior to the deadline of 1 year. So it is expected that improvements will be done. We will revisit the offer by Mattamy and discuss with the Board for a vote if necessary.

Brian Hestick asked Ed Hinkle, President of the Master Association, when the Blvd repaving will be done. Answer after construction. Ed also expressed the first part of development will be marking of trees to remain. Ed stated Mattamy will provide an interactive website for keeping existing residents updated. Brian wanted to know if there was a better way to update. Bob stated problem is not everyone wants their contact information used, do not use Facebook and do not use internet. In addition we should poll residents who do not want Newsletter to reduce costs.

Discussion on how Ed is representing Mattamy on the Board as well as President of Master Board.

Brian question how much of the development is 55 and over. Ed stated none of it. Then discussion of other 55 and older besides ours. Apparently part of Golf Colony is the only one.

Adjournment: Russ Bud made the motion to adjourn the meeting, seconded by Bob Upson and unanimously approved at 7:35 p.m.

Next Meeting: Regular monthly meeting scheduled for January 17, 2024 at 6:30 p.m.

Respectfully submitted by Janet Aho