

Centre Ridge Regent  
Board of Trustee Minutes  
14275 Uniform Drive  
January 11, 2023

Present: Todd Edwards, Anne Benedicto, Suzanne Thompson, Maria Grier,  
Cookie Sewell, Sean Cummings, and Mary Lynn Sallette, Community Manager.

Absent: Elizabeth Miller, Valerie Smith, Michael Adere.

Guests: Steve Malo.

Quorum: Quorum was achieved.

I. Call to order

Todd Edwards called the meeting to order at 7:00 p.m.

II. President's Report

Todd Edwards said the weather has turned cold for the season.

III. Minutes

The minutes of the November meeting were reviewed.

Motion: Suzanne Thompson made a motion to approve the November 2022 minutes.  
Anne Benedicto seconded the motion. The motion was unanimously approved.

IV. Open Forum

Steve Malo addressed the Board regarding visitor space parking issues on Battalion St.

V. Committee Reports

A. ARB

The ARB Agendas were included for the November and December 2022 meetings.

B. Open Space

C. Pool and Rec Committee

The pool is now closed for the season.

VI. Old Business

A. None.

## VII. New Business

### A. Patriot Disposal increase

Members reviewed an email from Patriot Disposal stating there would be an increase with the February bill due to increased costs for recycling.

### B. Solitude contract

Members reviewed the contract from Solitude Lake Management to maintain the pond off Clay Pipe Court.

Motion: Cookie Sewell made a motion to approve the Solitude Lake Management contract for \$3384.00 and \$610.00 for mosquito control stocking. Maria Grier seconded the motion that carried unanimously.

### C. Parking Resolution

Members discussed changes to the Parking Resolution to resolve visitor parking issues.

Motion: Anne Benedicto made a motion to add the following to the Parking Resolution under Section II., number 15: A vehicle parked in a visitor or unassigned parking space for over forty-eight (48) hours without moving.

The forty-eight (48) hour period will not stop when a vehicle temporarily leaves the parking space and returns within the same forty-eight (48) hour period. After exiting the parking space, the vehicle or other vehicles from the same address may not use that parking space for a minimum of 48 hours.

Each townhome will receive one Centre Ridge Regent numbered parking permit that may be used in a visitor or unassigned parking space for forty-eight hours. Permits will be hung from the mirror inside the front of the vehicle. If the permit is lost or stolen, the owner/resident may request a replacement permit after paying a \$50.00 replacement fee.

Any vehicle parked in a visitor or unassigned parking space using an invalid permit that was reported lost or stolen may be towed without notice.

Cookie Sewell seconded the motion that carried unanimously.

## VIII. Management Report

### A. Income and Expense

The October and November Income and Expense reports were approved.

## B. Delinquencies

The Board adjourned to executive session to discuss legal matters.  
The Board adjourned to regular session.

## IX. Community Update

Mary Lynn Sallette said the community shred has been cancelled due to increases in the cost.  
There was a burglary from a home on Muster Ct. on December 27. Notice was sent to the residents on Muster Ct.

X. Todd Edwards adjourned the meeting at 7:50 p.m.