

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
October 12, 2022

Present: Todd Edwards, Anne Benedicto, Suzanne Thompson,
Elizabeth Miller, Valerie Smith, Sean Cummings, Michael Adere,
Cookie Sewell, and Mary Lynn Sallette, Community Manager.

Absent: None.

Guests: None.

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 colder weather has arrived and urged everyone to get flu shots. Todd reminded the members of the annual meeting on October 15, 2022, at 10 a.m.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Elizabeth Miller made a motion to approve the September minutes.
Suzanne Thompson seconded the motion. The motion passed. Michael Adere abstained.

IV. Open Forum

None.

V. Committee Reports

A. ARB

The agenda was included for review from the previous meeting.

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. 2022 Reserve Study Update

The Board of Trustees reviewed the 2022 Reserve Study update prepared by Mason and Mason. Members noted the update recommends a substantial increase due to inflation and increased costs for Centre Ridge Regent.

Motion: Michael Adere made a motion to approve the 2022 Reserve Study Update. Anne Benedicto seconded the motion that carried unanimously.

B. ARB member approval.

Todd Edwards said Dave Assadi has volunteered to serve on the ARB. The appointment requires the approval of the Board of Trustees.

Motion: Michael Adere made a motion to approve the appointment of Dave Assadi to serve on the ARB for a three-year term. Anne Benedicto seconded the motion that carried unanimously.

C. 6242 Clay Pipe Ct request

Members reviewed emails from a resident at 6242 Clay Pipe Ct that they be allowed to keep wire on the outside of their fence if it is painted the same color as the fence.

Motion: Michael Adere made a motion to ask the resident to place the wire inside the fence. If the wire is left on the outside of the fence, an exterior alteration application should be submitted to the ARB for review. Cookie Sewell seconded the motion that carried unanimously.

D. Multipurpose court complaint

The Board of Trustees reviewed a complaint that non-residents were using the multipurpose court on the pipeline not allowing other residents to use the court.

Motion: Suzanne Thompson made a motion to add a sign to the court limiting court use to one hour if other residents are waiting to use the court. Michael Adere seconded the motion that carried unanimously.

VIII. Management Report

A. Income and Expense

The August Income and Expense report was approved.

B. Delinquencies

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

IX. Community Update

Valerie Smith asked about having a Community Shred Day.

X. Todd Edwards adjourned the meeting at 8:20 p.m.