

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
September 8, 2021

Present: Todd Edwards, Michael Adere, Anne Benedicto,
Melvin Hardy, Suzanne Thompson, Valerie Smith,
and Mary Lynn Sallette, Community Manager.

Absent: Elizabeth Miller, Sean Cummings, and Cookie Sewell.

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 pool was now closed for the season.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the August minutes.
Michael Adere seconded the motion which carried.

IV. Open Forum

None.

V. Committee Reports

A. ARB

The agenda was included for review from the previous meeting.

B. Open Space

No report.

C. Pool and Rec Committee

The pool is closed for the season.

VI. Old Business

None.

VII. New Business

A. Property maintenance hearing

The property maintenance hearing was held for 14362 Haysickle Ct. The violations were: Clean the front steps. Clean the rear siding by 14364 Haysickle Ct. Clean up the rear yard. Remove the items stored under the deck. Repair the torn window screens. Clean up the leaves in front of the home. Paint the railings on the front steps and the area around the front door. Use a trash can. Mow the yard.

Motion: Michael Adere made a motion to give the homeowner thirty days to correct any violations on the property. If the violations are not corrected within thirty days, a penalty will be imposed of \$10 per day up to maximum of \$900.00 for each continuing violation, and then Centre Ridge Regent will seek legal remedies. Anne Benedicto seconded the motion that carried unanimously.

B. 2020 Audit

The Board reviewed the 2020 Draft Audit.

Motion: Michael Adere made a motion to approve the 2020 Audit. The motion was seconded by Anne Benedicto and unanimously approved.

C. Pool contract proposals

The Board reviewed three proposals for pool management for the 2022 season.

Motion: Suzanne Thompson made a motion to approve the proposal from Premier Aquatics for the 2022 season. Anne Benedicto seconded the motion that carried unanimously.

D. Brightview proposal

A proposal was included for review for the sign along Rt. 28.

Motion: Todd Edwards made a motion to approve the Brightview proposal, seconded by Michael Adere, and unanimously approved.

VIII. Management Report

A. Income and Expense

The July 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

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