

Abercrombie Woods POA Annual Meeting

January 30, 2021

1. Meeting call to order by Joe Ello, AWPOA President @ 12:10; 2nd by Len Morse
 - a. Lot 70 Len & Carolyn Morse
 - b. Lot 94 Stu & Linda Maxwell
 - c. Lot 4 Mary Pomeroy & Julie Leonard
 - d. Lot 132 Tom & Linda Malone
 - e. Lot 131 Jose & Nelly Vazquez
 - f. Lot 118 Darlene Manuzzi
 - g. Lot 115 Jodi Wroblewski & Gail Froida
 - h. Lot 135 Joe & Diane Bouse
 - i. Lot 39 Mike & Kathy Catania
 - j. Lot 42 Christopher & Andrea Demisch
 - k. Lot 114 Joseph & Nicole Ello
 - l. Lot 142 Tony & Evelyn Ello
 - m. Lot 31 Lowell & Jodie Black
2. Minutes read from Jan & Feb 2020 meetings by Joe Ello. A motion was made to accept the minutes as read/presented by Evelyn Ello and was seconded by Jose Vazquez
3. Treasurer Report read by Joe Ello no concerns raised.
4. Income statement reviewed & Read by Evelyn & Joe Ello all items explained line by line no concerns raised.
5. Proposed 2021-22 Budget reviewed by Joe Ello, a motion to accept made by Evelyn Ello and a 2nd to accept made by Tom Malone and Jose Vazquez. We also did rollcall vote individual by households who attended with unanimous acceptance of new budget. Listed below are all who attended and voted to approve new budget:
 - a. Lot 70 Len & Carolyn Morse
 - b. Lot 94 Stu & Linda Maxwell
 - c. Lot 4 Mary Pomeroy & Julie Leonard
 - d. Lot 132 Tom & Linda Malone

- e. Lot 131 Jose & Nelly Vazquez
 - f. Lot 118 Darlene Manuzzi
 - g. Lot 115 Jodi Wroblewski & Gail Froida
 - h. Lot 135 Joe & Diane Bouse
 - i. Lot 39 Mike & Kathy Catania
 - j. Lot 42 Christopher & Andrea Demisch
 - k. Lot 114 Joseph & Nicole Ello
 - l. Lot 142 Tony & Evelyn Ello
 - m. Lot 31 Lowell & Jodie Black (DIDN'T VOTE LEFT ZOOM CALL BEFORE VOTE COMPLETED)
6. Discussed health of Ponds, future needs, discussed new subdivision and the effects on our subdivision/ponds. Joe discussed his conversations with Mark Odell.
 7. Joe explained need to increase dues and need for input from ALL homeowners. We need an ongoing plan to combat future pond needs such as drudging, erosion etc. Stu Maxwell raised two concerns with one being lawn company using large 90 degree turn mowers adding to the bank of pond erosion issues as well as the streets needing to have repairs, sealed etc. Both issues Joe Ello will address one with lawn care group and contacting Chesterton Street department regarding out streets and future.
 8. Jose asking about American Water and repairs that had been done earlier in 2020 and water pressure. Joe and Jose to touch bases off line to see if there was anything that could be done.
 9. Joe notified all present that he would be getting a letter together for every homeowner regarding the need to increase dues further. The board would be providing a "ballot" to each home that would need to be returned notarized with their vote regarding options which would include raising dues from \$248 to \$250, Raising dues from \$248 to \$300 with \$40 of that going to savings for future catastrophic issues such as pond drudging, OR leaving dues at \$248 knowing that there is no reserve for catastrophic issues. This could very well cause a "special assessment" of a much larger amount in future due to conditions of the ponds.

10. Slide presentation completed without additional questions. A motion was made to adjourn by Joe Ello. Tom Malone commented to the board thanking them for a great job over past year and then 2nd motion to adjourn meeting.

The meeting was adjourned at 1:13 pm.

Minutes taken by E. Ello AWPOA, VP