

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
September 2, 2025

I. The September 2, 2025, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:02 pm by Board President Chuck Stahl

Board members present: Chuck Stahl, Lynda Lyons, Kathy Burke and Ryan O'Dwyer

Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC,
Sign in Sheet Attached with Residents Present Listed

II. General Business

- A. Approve Previous Month's Meeting Minutes – Ann Marie made a motion to approve the minutes of the April 1, 2025, meeting as presented, Lynda 2nd, All in Favor
- B. Financial Report – Melissa read the financial report to the members present. As of July 31, 2025, there was \$8,177.34 in operating account, \$82,528.00 in reserve account for a total cash position of \$90,898.56.

III. Old Business-

- A. Open Board Seat Appointment- The Board met and discussed the open board seat and voted to appoint Anna Marie Vasta into the seat.
- B. 203/207 Noise Issue – Issue was repaired as per board agreement on June 17th. Management has not heard any complaints from either unit since the repairs.

IV. New Business –

- A. Insect Issues – There have been random reports to management of insects specifically roaches in certain buildings. One building over half of the units complained so the board organized the association's exterminator to treat the units at the owner's expense. This action will only be taken if a majority of a building reports issues to management. The buildings are still being treated monthly on the exterior as well as there are termite stations placed on the exterior of every unit.
- B. Move Out Fee Resolution – The board discussed a resolution to be passed at the Annual meeting of instituting a move out fee to be charged for any owner transfer or tenant transfer starting January 1, 2026. The fee will be \$150 per transfer.

Being no other business, the open portion of the meeting was adjourned at 7:36 pm.

Respectfully submitted,
Melissa Errickson, Manager