

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
August 3, 2022

I. The August 3, 2022 meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:00 pm by Board President Bob Cheeseman

Board members present: Anna Marie Vasta, Maripat Loprete, Chuck Stahl, Kathy Burke

Board member absent: Bob Cheeseman

Also present: Melissa Errickson, Pin Oak Community Management, LLC

Attendance list attached

II. General Business

- A. Approve Previous Month's Meeting – Ann Marie made motioned to approve the minutes as presented, Maripat 2nd, all in favor.
- B. Bills to be Paid –Due to Covid Restrictions Bills have been paid electronically and a Check Register of all checks written for the past 90 days was presented to the board for review.

III. Old Business-

- A. Fire Building Update- The fire building has been completed and the residents moved back in as projected within a year of the fire. There are some issues that are still pending, and Melissa will deal with Belfor to try to get them resolved for the residents with the understanding some issues are ones that deal with the residents property and not association so there will be some limitations on what can be done by the association.
- B. Project Update –
 - a. Roofs are complete
 - b. Carpets are put on hold until a new contractor is found. The contractor that was chosen has unfortunately closed their business. Melissa will contact the previous contractors that bid along with obtaining new bids for the project.
 - c. Roads will be done in the early fall as a new contractor needs to be chosen for that as well due to a recent negative experience at another site that Pin Oak manages.
- C. Well Update – The well has been taken offline for good due to issues with the system not being able to remove an adequate amount of iron to not stain the buildings and walkways. There is no way to make this not happen.

IV. New Business –

- A. Emergency Assessment due to Insurance Premium Increase- Melissa explained that the insurance premium due to the amount of losses and the recent fire claim has increased over \$100,000. The budget is unable to support it as is even with cuts being made and money being borrowed from reserves. Chuck made a motion to approve an Emergency Assessment to all homeowners in the amount of \$300. The payment can be paid by September 1st to receive a discount of \$50 or split into 2 payments of \$150 due September 1st and November 1st. Maripat 2nd, all in favor.

Being no other business, the open portion of the meeting was adjourned at 8:39 pm.

Respectfully submitted, Melissa Errickson, Manager