

**THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES  
November 4, 2025**

**I.** The November 4, 2025, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:01 pm by Board President Chuck Stahl

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

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

**II. Proof of Meeting Notice –**

- A. Melissa showed the mailer that was sent out to the Community for the Annual Meeting Notice

**III. Approval of Previous Open Meeting Minutes**

- A. Approve Previous Month's Meeting Minutes – Kathy made a motion to approve the minutes of the September 2, 2025, meeting as presented, Ryan 2<sup>nd</sup>, All in Favor

**IV. Appointment of Judges for Election**

- A. No Appointment of Judges were needed due to an uncontested Election.

**V. Election of Directors**

- A. Due to Uncontested Election, Ryan O'Dwyer & Lynda Lyons were appointed into 2-year terms that will begin January 1, 2025 and expire December 31, 2027

**VI. Reports of Officers**

- A. Financial reports were read by Melissa. As of October 31, 2025 the Operating Cash Balance was \$3,383.51 and the Reserve Balance was \$91,917.94

**VII. Old Business**

- A. Presentation of Insurance for Community by Marie Manely of Hardenbergh Insurance.

**VIII. New Business**

- A. Move Out Fee Resolution – Motion made by Kathy to add a Move Out/Move In fee at the Board's discretion for any resident that causes damage to the property or excess trash removal during the change of owners or tenants.
- B. 2026 Budget – Kathy motioned to approve the 2026 Budget as Presented, Ann Marie 2<sup>nd</sup>, All in favor

**IX. Adjournment**

- A. Motion was made to adjourn the meeting at 8:46pm

Respectfully submitted, Melissa Errickson, Manager