

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
September 3, 2024

I. The September 3, 2024, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:00 pm by Board President Chuck Stahl

Board members present: Anna Marie Vasta, Chuck Stahl, Lynda Lyons, John Engle

Board member absent: Kathy Burke

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 – John made a motion to approve the minutes of the June 4, 2024, meeting as presented, Lynda 2nd, All in Favor
- B. Financial Report – Melissa read the financial report to the members present. As of July 30, 2024, there was \$4,777.90 in operating account, \$110,610.05 in reserve account for a total cash position of \$115,581.11.

III. Old Business-

- A. Loan Pay Off – Melissa reported that the loan that was taken out to re-roof the community in 2021 was paid off with the funds from the reconstruction lawsuit. The yearly expense of \$55,388 will no longer be on the operating budget for 2025 and that money will be reallocated into the new budget for expenses.
- B. Landscape Update – Melissa reported that the Lindy's Landscaping contract was brought back to its original terms with all services due to the loan being paid off and Lindy's has been in the community performing the cleanups to the common areas.

IV. New Business –

- A. Dog Registration and Cleanup Issues– Melissa reported that the number of dog registrations have gone up due to residents reporting to management which neighbors have dogs so the expense of maintaining the dog stations can be off set by the maintenance registration fees.
- B. 2025 Budget Discussion – The Board reported that they have begun looking into the 2025 Budget expenses and will be having a workshop in October to work on it.

V. Open Forum -

- A. Resident asked that the alarm be looked at in the 337 Building as there has been a beeping being heard in the utility closet. Melissa has had BeSafe Alarms out and they are waiting for the part to come in to replace it.
- B. Resident questioned the legality of the windows being closed permanently in the stairwells and stated they spoke to the Delran Fire Marshall and they stated this was an unsafe practice. Melissa stated that the buildings are inspected yearly by the Insurance Company as well as the Delran Fire Department for any violations and the windows being sealed has never come up as a violation. Also Melissa stated that the Delran Township Code Enforcement approved the buildings when they were

not only reconstructed from the lawsuit but from the fire rebuilds and this was never an issue brought to management's attention. The board requested that Melissa reach out to the Fire Marshall to clarify and confirm what was reported by the resident.

Being no other business, the open portion of the meeting was adjourned at 8:20 pm.

Respectfully submitted, Melissa Errickson, Manager