

**HANOVER WOODS HOA
BOARD OF DIRECTORS MEETING MINUTES
FEBRUARY 9, 2021**

LOCATION: Zoom Meeting

CALL TO ORDER: President Mike Germana called the meeting to Order at 7:00PM

MEMBERS PRESENT:

Michael Germana

Bryan Nawrocki

Robert Chiarlanza

Joe Balaguer- Excused

OTHERS PRESENT:

Ellen Renish – Property Management Company Representative

APPROVAL OF MINUTES: January 5, 2021 BOD Zoom Meeting

1. Financial Reports for the month ending January 31, 2021 were reviewed and approved.
2. Status of Election of Board members at Annual meeting on March 2, 2021
Michael Germana indicated that he has sold house and is moving in March.
Joe Balaguer indicated that he has a conflict that is preventing him from continuing on the Board also.
3. Approval of the motion to change the month of the Annual meeting permanently from December to March requires a quorum as follows per the Bylaws of Hanover Woods Planned Community Association: **“Except as otherwise provided by these Bylaws, the presence, either in person or by proxy, of fifty percent (50%) of the members at the beginning of any annual or special meeting shall constitute a quorum. If any meeting of members cannot be organized because a quorum has not attended, the members present may adjourn the meeting from time to time, without notice other than announcement at the meeting, to a time not less than forty-eight (48) hours from the time the original meeting was called until a quorum as aforesaid shall be present or represented.”**
4. The Board discussed status of current Board member terms and 2021 Election for open seats. President Michael Germana indicated he may not be running again.
5. A discussion took place concerning the annual budget and how it is calculated and assessed to each homeowner.
6. The website and Facebook page were discussed and it was requested that the quarterly Newsletter be posted on the website.

7. Bryan will create a new Gmail account to view the information placed on the HOA Hanover Woods website that some members do use to forward questions and/or information. Bryan agreed to monitor this site on a regular basis so we can respond.
8. There were some complaints about the snow plowing that was recently done. Marisa Lane was not cleared well. Management will discuss with the Contractor to correct future problems. It was noted that Jackie Drive had snow in the cul-de-sac and blocking the fire lane. Management will remind Armstrong of the 2 dedicated snow areas available in the Community for future reference again.
9. A tentative date for the Annual meeting is Tuesday, March 2, 2021 and notices must be sent 10 days in advance.
10. It was noted that the Basin gate is in need of repairs. A suggestion was made to possibly have a sign made and posted to prevent children from utilizing/playing with the gate and in the basin area for safety reasons.
11. It was requested that all correspondence to Homeowners be sent by both email (if available) and regular mail.

Next Meeting Date: March 2, 2021 @ 7:46 PM on Zoom

Meeting Adjourned: 8:00 pm

Respectfully submitted by

Ellen B Renish
Property Manager