

HANOVER WOODS HOA
BOARD OF DIRECTORS MEETING MINUTES
October 19, 2021

LOCATION: Zoom Meeting

CALL TO ORDER: The meeting was called to Order at 6:30PM

MEMBERS PRESENT:

Robert Chiarlanza

Jerrold Bates - Excused

Sean Cameron

Bryan Nawrocki

OTHERS PRESENT:

Ellen Renish – Property Management Company Representative

1. Financial Reports for the month ending August & September, 2021 were reviewed and approved. A 2022 Preliminary budget will be prepared for review and discussion based on estimated 2021 year end income and expenses. A final 2022 budget will be created and approved by the Board. Management is recommending a dues increase of approximately \$10.00 per month. The Board recommended that payment of dues should continue to be quarterly and billed quarterly. Management will send quarterly bills beginning in 2022 as requested. It was recommended that a late fee of \$25.00 be imposed if payments are not received within 30 days of the due date. This will be implemented also.
2. The Board had a discussion about the difficulty with the current trash vendor, Waste Management. The problems with missed pick-ups and miscommunications from representatives of Waste Management have occurred multiple times. It was noted by Board members that this is happening across the area due to insufficient staffing. There is a shortage of CDL licensed truck drivers. Management indicated that this is also happening at other Communities and with various trash vendors. Management also shared that we have asked for credits for missed pick-ups and have received one credit so far in the amount of \$132.00. The contract for this trash vendor expires April 30, 2022. Notification required to cancel service is 60 Days. We will be reviewing Vendor proposals to determine if a change of vendor is warranted for next year.
3. Requests for proposals for Lawn care and Snow removal for 2022 have been prepared and will be distributed to multiple vendors. Upon receipt, the proposals received will be reviewed and evaluated by the Board members before awarding the contracts for the upcoming 2022 season.

4. One proxy will be sent to each property to vote on changing the Annual meeting from December to March. In order to amend the Bylaws, it requires a majority vote of 51% of the eligible voters. Each property has one vote and the members must be in good standing

Next Meeting Date: November 16, 2021 @ 7:00 PM on Zoom

Meeting Adjourned: 7:50 pm