

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION
OPEN MEMBERSHIP MEETING MINUTES
November 13, 2023
This meeting was conducted via Zoom.

1. The November 13, 2023 meeting of the Springwood Green Condominium Association was called to order at 7:31 pm via Zoom by Board President, Caroline Martinelli

Board members present: Caroline Martinelli, Jeff Malatesta, Brian Foley, Joseph Maiz,

Board members absent: Carmelyn Vedar

Also present: Melissa Errickson Pin Oak Community Management, LLC

2. General Business

- a. Financial Report – Joe gave a status of the current financial position of the community as of October 31, 2023; Operating Account – \$1,057.75, Reserve Cash Account - \$236,180.74, Total CD Balance \$155,465.88. Total Cash Position \$392,704.378. Total Delinquency \$19,891.18. Actual Income \$57,716.59, Expense \$61,625.01
- b. Meeting Minute Approval – The meeting minutes from the June 1, 2023, meeting minutes were reviewed, Jeff motioned to approve as presented, Joe 2nd, all in favor.

3. Old Business – Management Status Report

- a. Drain Inlet Addition & Road Repairs – Melissa reported that the repairs have been done to help alleviate the water that holds behind the parking spaces on Camber Lane.

4. New Business –

- a. Water Main Leak Update – Melissa reported that the Mt Laurel MUA went out and tested the water near the fire hydrant that seems to be constantly wet. The water was tested with small readings of Chlorine which means it was public water that was leaking not ground water. The fire hydrant lines were adjusted, and leak appears to have stopped.
- b. Community Holiday Party – Discussion of a community wide holiday party was had. There were ideas given and they will be looked into to see if possible, to have one. Any event information will be posted on the community website as well as the community's fb page.
- c. Snow Removal Reminders – Melissa reminded the community of the availability of ice melt for all residents is located in the dumpster enclosures as well as the snow removal policy that was sent out to the residents and available on the website to review.
- d. Yard Sale Update – Mrs. Shell discussed the outcome of the Fall Yard Sale. There were issues with residents questioning the \$5 fee to sign up and where the money was going. The board discussed other ways to advertise and possibly running the yard sale through the activities committee fund that is available in the operating budget for community events.

5. Open Forum -

- a. 120 Camber – Raised questions about the blind corner on Martin's & Camber at the trash enclosure. Melissa stated they will look into options for the spot and discussed before installing a mirror however the enclosure and trees are blocking the area, and residents are ignoring the stop sign.
- b. 126 Camber – Stated the peak of her roof appeared to be stripped off, Melissa will put a work order in to investigate if there is an issue.
- c. 143 Camber – questioned the roofs and when they were replaced.
- d. 164 Camber – asked to see if the Association can get a price to have gutters cleaned in the back of the units, especially up Martin's as they are always clogged. And questioned if gutter guards have been

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looked into for those homes.

Being there no other business, the meeting was adjourned at 8:29pm

Respectfully submitted, Melissa Errickson, Manager