

# SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION

## OPEN MEMBERSHIP MEETING MINUTES

September 17, 202

This meeting was conducted via Zoom.

1. The September 17, 2024, meeting of the Springwood Green Condominium Association was called to order at 7:05 pm via Zoom by Board President, Caroline Martinelli

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

Also present: Melissa Errickson Pin Oak Community Management, LLC

### 2. General Business

- a. Financial Report – Melissa gave a status of the current financial position of the community as of August 30, 2024; Operating Account – \$5,268.95, Reserve Cash Account - \$258,866.34, Total CD Balance \$155,465.88. Total Cash Position \$419,601.17. Total Delinquency \$21,388.21. Actual Income \$41,493.21, Expense \$71,868.47,
- b. Meeting Minute Approval – The meeting minutes from the May 30, 2024, meeting minutes were reviewed, Jeff motioned to approve as presented, Brian 2<sup>nd</sup>, all in favor.

### 3. Old Business – Management Status Report

- a. Roofs – Melissa presented the Board with 2 options for inspections of the Roofs to be done so the Roofing Project Phasing can occur, Platinum Construction proposed \$1600 for the drone inspection, evaluation, and phasing recommendation. Becht Engineering proposed \$6000 for the inspection, evaluation, and phasing recommendation, Jeff motioned to accept the proposal from Platinum Construction, Caroline 2<sup>nd</sup>, all in favor.

### 4. New Business –

- a. Election Information and Vacant Board Seat – Information was given to the residents regarding nominations for the open five seats on the board, only the 4 board members were interested, and no other nominations were submitted so the board remains as is with one open seat left vacant by Joe Maiz resigning.
- b. Community Holiday Ideas – Residents were asked for ideas for the community for the holidays. A porch crawl was suggested. Residents were told to reach out to Caroline or Carm if you have suggestions or ideas for Community Events.

### 5. Open Forum -

- a. 158 Camber – stated he had roof leaks that were not addressed by management or the board. Management explained that there the area of concern was inspected and any small concerns they found were addressed and since the repairs were done a minimum of 3 contractors have inspected the attic and roof and there have been no further issues found nor reported to management in the past 4 months.
- b. Lawn Concerns were brought up to Management by a resident.
- c. 113 Camber –stated that the meter next to the home was still leaking and the ground was wet. Melissa stated that Lindy’s will go back out to investigate and turn the irrigation off to see what is happening and if it is the owner’s line or something that belongs to the association.

Being no other business, the meeting was adjourned at 7:29pm Respectfully

submitted, Melissa Errickson, Manager

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