

**SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION**  
**OPEN MEMBERSHIP MEETING MINUTES**  
**June 8, 2022**

**This meeting was conducted via Zoom.**

1. The June 8, 2022 meeting of the Springwood Green Condominium Association was called to order at 7:36 pm via Zoom by Board President, Caroline Martinelli

Board members present: Caroline Martinelli, Joseph Maiz, Jeff Malatesta, Brian Foley, 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; Operating Account – \$24,999.44, Reserve Cash Account - \$234,183.91, Total CD Balance \$155,465.88. Total Cash Position \$414,649.23. Total Delinquency \$21,558.52-not accurate due to missing reports from previous management.

3. Old Business – Management Status Report

- a. Rules & Regulations – The board presented a first copy of the updated rules and regulations to the community to review. There were concerns about the mandatory color of windows being white as some were installed brown by the builder and have since been replaced with brown. Also, there was concern about who's responsibility the deck was if installed by the owner or builder as well as the size allowed. The board will review the documents further and present another draft to the owners with any necessary changes.

4. New Business –

- a. Activities for Community – As the Easter Egg Hunt was a huge success there is interest in continuing community events such as movie nights a fall themed party or decorating competitions for the holiday season. The activities committee will continue to relay information to the residents via the Facebook page and emails as well as posting in key locations throughout the community.
- b. 2022/2023 Budget – Joe went over the proposed budget with the residents present as well as pointed out some changes. The Board was happy to announce the dues will remain at \$200 a month for the upcoming year as well as a line item for Community Activities will be added.

5. Open Forum -

- a. Concerns about children playing in the streets and making people in vehicles aware were brought up. The board asked management to install “Children at Play” signs in the community as well as a mirror on the dumpsters so you can see around the corner at the top to Camber.

Being there no other business, the meeting was adjourned at 8:26pm

Respectfully submitted, Melissa Errickson, Manager

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