

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION
OPEN MEMBERSHIP MEETING MINUTES

March 2, 2023

This meeting was conducted via Zoom.

1. The March 2, 2023 meeting of the Springwood Green Condominium Association was called to order at 7:40 pm via Zoom by Board President, Caroline Martinelli

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

Board members absent: Joseph Maiz, Carmelyn Vedar

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; Operating Account – \$15,026.14, Reserve Cash Account - \$223,101.13, Total CD Balance \$155,465.88. Total Cash Position \$393,593.15. Total Delinquency \$21,708.31-not accurate due to missing reports from previous management.
- b. Meeting Minute Approval – The meeting minutes from the November 30, 2022, meeting minutes were reviewed, Jeff motioned to accept as presented, Brian 2nd, all in favor.

3. Old Business – Management Status Report

- a. Trash & Recycling Issues – Melissa reviewed the problems and explained that she has spoken to the county and township and only options to get any more dumpsters would be to make the enclosures larger and purchase another dumpster at the association's expense. The board has tabled the issue for now.

4. New Business –

- a. Vent & Fireplace Cleaning – Melissa noted to the residents present that it is time to have the Dryer Vents and Chimneys, if you have one, inspected. The newsletter will be going out with specifics and deadlines.

5. Open Forum -

- a. Resident requested to have minutes posted, Melissa stated that once the website is up and running approved meeting minutes will be posted.
- b. Resident inquired about spring planting in the community, Melissa let her know that it will be done in the end of April/early May that it was still early in the season.
- c. Resident voiced concern about dog walking and disrespect of some residents that do not pick up after their pets and let their dogs urinate near & in people's planting beds.
- d. Resident questioned shingle replacement, if necessary, Melissa informed any issues with shutters will be handled by association so please put in a work order online for items such as this.
- e. Residents – Question regarding color of railings and how to repair/replace if necessary. Color was given to residents and if railing was damaged or felt it needed repair Melissa stated to put in a workorder online and it will be looked at and repaired if necessary.

Being there no other business, the meeting was adjourned at 8:21pm

Respectfully submitted, Melissa Errickson, Manager

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