

**SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION**  
**OPEN MEMBERSHIP MEETING MINUTES**  
**November 30, 2022**  
**This meeting was conducted via Zoom.**

1. The November 30, 2022 meeting of the Springwood Green Condominium Association was called to order at 7:38 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 – \$16,100.89, Reserve Cash Account - \$218,244.18, Total CD Balance \$155,465.88. Total Cash Position \$389,810.95. Total Delinquency \$21,302.21-not accurate due to missing reports from previous management.
- b. Meeting Minute Approval – The meeting minutes from the June 8, 2022, meeting were reviewed, Jeff motioned to accept as presented, Joe 2<sup>nd</sup>, all in favor.

3. Old Business – Management Status Report

- a. Rules & Regulations – The board presented a revised copy of the updated rules and regulations however there is still clarification needed on some points including decks and responsibility of maintenance of them. The update is being tabled until these issues are clarified.

4. New Business –

- a. Community wide drainage issue – Melissa brought to the board's attention some drainage issues from sump pumps that have been discovered during inspections of the property that are concerning. The board would like to look further into it and into responsibility for correction and possible responsibility of issues. This discussion has been tabled for further review later.

5. Open Forum -

- a. Joe noted the pothole was filled in at the top of Camber & also noted that curbs are appearing to be deteriorating.
- b. Recycling is not being broken down and causing the dumpsters to overflow.
- c. Melissa was asked to remind snow removal company to be mindful of where they are putting the snow that is plowed to not block in parking spaces or block view on traffic.
- d. Residents not picking up after their dogs was brought up.
- e. Karen Shell – questioned the status of the work order that was submitted for repairs on her siding and shutters as she believed damage was caused by ladders used by the power washers. Melissa stated that power washing company went out to look at area and they stated it was not from them as they do not use ladders reach to that area.

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- f. Carl Hicks – inquired about status of painting needed to be done from siding and trim being damaged during cement step replacement. Melissa explained that the contractor hired to do the job did not do what was promised as the paint did not match. She has put a work order in with Pizzazz Painting to have the painting done in the spring to the areas that were chipped from the concrete demo.
- g. Ebony Freeman – brought up concerns about holiday parking and guests parking in assigned spots. A reminder will be sent to residents about making sure their guest are being mindful of parking during the holidays.

Being there no other business, the meeting was adjourned at 8:27pm

Respectfully submitted, Melissa Errickson, Manager