

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION

OPEN MEMBERSHIP MEETING MINUTES

May 30, 2024

This meeting was conducted via Zoom.

1. The May 30, 2024, meeting of the Springwood Green Condominium Association was called to order at 6:31 pm via Zoom by Board President, Caroline Martinelli

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

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 April 30, 2024; Operating Account – \$13,923.55, Reserve Cash Account - \$241,028.94, Total CD Balance \$155,465.88. Total Cash Position \$410,418.37. Total Delinquency \$21,344.58. Actual Income \$194,371.49, Expense \$231,247.82
- b. Meeting Minute Approval – The meeting minutes from the November 13, 2023, meeting minutes were reviewed, Jeff motioned to approve as presented, Brian 2nd, all in favor.

3. Old Business – Management Status Report

- a. Traffic Resolution for the corner of Camber & Martins – Melissa explained that there have been complaints regarding people not stopping or not being able to see around dumpster enclosures and possible accidents occurring due to it. She received quotes to paint stop bars on the road and install stop signs at the correct height to rectify the situation. The board asked if there was a way to get some kind of safety grading system done for the area to see if changes were warranted. Melissa will investigate it.
- b. Roof Replacement – The roofs in the community are roughly 15 years old and starting to show signs of needing replacement. The Board has asked Melissa to obtain quotes to give an assessment rating of the existing life of the roofs so the project can be phased. Melissa stated she will have options for them at the next meeting.

4. New Business –

- a. 2024/2025 Budget – Brian made a motion to approve the Budget as presented with the dues remaining at \$200 a month. Carmelyn 2nd the motion, Caroline & Jeff voted in favor, Joe voted against. The Budget passed as presented with 4 in favor and 1 against.

5. Open Forum -

- a. 164 Camber – asked to be reimbursed for the costs of advertising the Yard Sale. The board agreed to have her reimbursed, management will process the reimbursement.
- b. Suggestions of adding speed humps in the community were brought up. Management explained the cost associated with it as well as Township approval will be needed due to emergency vehicles being able to use roadways. Management will investigate the option and present it to the board when roads are scheduled to be redone in the next few years.
- c. 118 Camber – stated her roof was still leaking. Management stated that the roof has been inspected and there was no sign of an active water leak. Management suggested that video is taken during the next rain event so they can get a better understanding of what is occurring.
- d. 152 & 156 Camber – notified management of flashing popping off along roof line. Management will put the work order in and have it repaired.
- e. Joe Maiz – stated that he will no longer be able to be on the Board for personal reasons and was

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submitting his resignation to begin June 30, 2024. The Board and residents present thanked him for all his hard work on the board and wished him luck with his future endeavors.

Being no other business, the meeting was adjourned at 7:43pm Respectfully

submitted, Melissa Errickson, Manager