

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION
OPEN MEMBERSHIP MEETING MINUTES

June 1, 2023

This meeting was conducted via Zoom.

1. The June 1, 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, Joseph Maiz, Carmelyn Vedar

Board members absent:

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 May 31, 2023; Operating Account – \$19,207.48, Reserve Cash Account - \$245,945.02, Total CD Balance \$155,465.88. Total Cash Position \$420,618.38. Total Delinquency \$21,823.53. Actual Income \$223,744.86, Expense \$213,073.52
- b. Meeting Minute Approval – The meeting minutes from the March 23, 2023, meeting minutes were reviewed, Joe motioned to accept as presented, Jeff 2nd, all in favor.

3. Old Business – Management Status Report

- a. Dryer Vent & Chimney Inspections are due, and notices went out in the newsletter reminding everyone.
- b. Rules and Regulations – Jeff made a motion to accept the updated version of the rules and regulations that were previously sent to homeowners, Carmelyn 2nd, All in favor
- c. Website – Melissa stated that the community website is in the process of being completed and should be done in the next 30 days. Information regarding it will be sent to homeowners when it is ready.

4. New Business –

- a. Drainage Issues & Road Repair on Camber – Melissa presented 2 bids to the board for the road repairs that are needed to add an additional inlet into the road at the top of Camber to remove the water from that area that collects due to roads sinking over time and the lack of inlets in the community. Due to the price variance the board wanted Melissa to get further clarification from the contractors and let the board know if there are any areas of discrepancy before they proceed with the project.
- b. 2023/2024 Budget – Joe motioned to pass the budget as presented with no increase in fees, Jeff 2nd, All in favor.

5. Open Forum -

- a. Joe had questions about hazardous waste disposal and drop off with the Township. Melissa stated that the information can be obtained on the Mt Laurel Public Works website and any items left by the dumpster must be removed and taken to the Township dump by the maintenance company which is an additional expense for the community.
- b. Resident requested that the dumpsters be switched out due to broken lids. Melissa explained they have been working closely with the Township who has the contract with the waste removal company to see if any changes to pick up and dumpster maintenance can happen.
- c. Joe mentioned a possible kid's event once school starts such as a Movie Night for the community. The activity community will investigate possible upcoming events.

[Type here]

Being there no other business, the meeting was adjourned at 8:19pm

Respectfully submitted, Melissa Errickson, Manager