

SPRINGWOOD GREEN CONDOMINIUM ASSOCIATION

OPEN MEMBERSHIP MEETING MINUTES

April 3, 2025

This meeting was conducted via Zoom.

1. The April 3, 2025, meeting of the Springwood Green Condominium Association was called to order at 7:01 pm via Zoom by Board President, Caroline Martinelli

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

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 as of March 30, 2025; Operating Account – \$6,926.32, Reserve Cash Account - \$264,733.30, Total CD Balance \$155,465.88. Total Cash Position \$427,125.50. Total Delinquency \$29,741.70. Actual Income \$155,949.59, Expense \$162,606.80,
- b. Meeting Minute Approval – The meeting minutes from the December 18, 2024, meeting minutes were reviewed, Brian motioned to approve as presented, Cara 2nd, all in favor.

3. Old Business – Management Status Report

- a. Roofs – Melissa presented the Bids received from the 4 contractors that submitted them with the Board, the Board asked to table the discussion until references are checked on the 3 of the contractors.
- b. Yard Sale – The annual yard sale will be held April 12th.

4. New Business –

- a. Mt. Laurel Fire Department Code Updates – Melissa stated that there have been updates to the Fire Codes in regards to mulch not being permitted within 18 inches of an attached dwelling. She stated that Lindy's Landscaping will be pulling back the mulch from the buildings to be in compliance with the new codes.
- b. Open Flame and Grill Rule Change – Jeff motioned that the Community Rules and Regulations be updated to reflect the following "Grills or any open flame containers will not be permitted as per the current Mt Laurel Township and State Fire Codes", Brian 2nd, All in Favor.

5. Open Forum -

- a. A resident requested that solar panels are looked into during the re roofing project as a possibility for the community.
- b. A resident brought up concerns about tree limbs hanging close to the homes. Melissa stated that these trees would be cut back during the spring cleanup process.

Being no other business, the meeting was adjourned at 7:27pm

Respectfully submitted, Melissa Errickson, Manager