

THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
April 20, 2023

I. The April 20, 2023, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 7:06 pm.

Board members present: Anna Marie Vasta, Jen Caden, Mark Leusner, Kathy Burke

Board member absent: Mike McNinney

Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC
Sign In Sheet Attached with Residents Present Listed

II. General Business

- A. Financial Report – Melissa read the financial report to the members present. As of March 30, 2023, there was \$172,896.77 in operating account, \$181,823.29 in reserve account for a total cash position of \$354,720.06.

III. Old Business-

- A. Clubhouse HVAC System – The board approved having the clubhouse system replaced as it was not functioning properly and beyond the lifespan as noted in the reserve study so that was replaced.
- B. Clubhouse Flooring – The original carpet in the clubhouse was approved to be replaced with LVP flooring and was installed in March.
- C. Exercise Equipment – The exercise equipment was broken and needed to be replaced. The board reviewed quotes and approved to have the treadmill and elliptical replaced at this time and will investigate replacing the universal weight machine as well as possibly adding an additional treadmill later in the year.
- D. Pool Furniture – The board has been replacing the broken lounge chairs, tables & umbrellas in phases. This year they approved replacing all the umbrellas, 4 tables and chairs and 8 lounge chairs and they have been ordered and should be delivered in June.
- E. Pool Plastering – the pool plastering was approved and has been completed.

IV. New Business –

- A. 2023 Pool Hours & Dates – The pool will open on Memorial Day Weekend, May 27th and will be weekends only 11am to 7pm until it opens full time starting June 19th where the hours will be weekdays 11am to 7pm & Weekends & Holidays 11am to 8pm.
- B. 2023 Pool Rules – The board reviewed the pool rules from previous years and made the following adjustments for the 2023 Season, the new rules will be posted at pool and on website.
 - a. Only Single person flotation device is permitted.
 - b. 2 guests per adult member in the household is permitted.

V. Open Forum -

A. The resident for 29 Grande requested that the dead limbs be removed from wooded area next to their lot that belongs to the association. Melissa will contact Merion's for the removal.

Being no other business, the open portion of the meeting was adjourned at 7:35 pm.

Respectfully submitted, Melissa Errickson, Manager