

**THE GRANDE AT RANCOCAS CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
November 16, 2023**

I. The November 16, 2023, meeting of the Grande at Rancocas Creek Condominium Association Board of Directors was called to order at 6:34 pm.

Board members present: Anna Marie Vasta, Mike McNinney, Mark Leusner, Kathy Burke

Board member absent: Jen Caden

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 October 31, 2023, there was \$37,319.14 in operating account, \$234,263.25 in reserve account for a total cash position of \$271,582.39.

III. Old Business-

- A. Pool Furniture – The board continues the replacement of pool furniture in stages every year by replacing any broken pieces. Melissa stated she ordered the replacement lounge chairs, small tables and chairs for around the tables and the order is expected to be delivered in May.
- B. Landscape Contract –Melissa presented the board with 3 bids for landscaping and snow removal of the common area due to issues that have been occurring with Merion’s over the years and despite conversations previous management and Pin Oak have had with them. The board reviewed the bids and Mike motioned to award Lindy’s Landscaping a 3 year contract as presented to begin immediately, Kathy 2nd, all in favor.
- C. Exercise Equipment – The exercise equipment has been replaced and a new treadmill and universal was delivered and set up.
- D. Pond Contracts – The pond contracts with Great Blue for the 2024 season were renewed.

IV. New Business –

- A. 2024 Budget – The 2024 Budget was presented with no increase for the upcoming year, Mike motioned to approve the budget as presented, AnnMarie 2nd, all in favor.
- B. Pool Memberships – The board discussed opening up the pool memberships again to the houses within our “community” that are not deeded into the Association for the cost of the year’s total of annual dues, \$480. The board agreed to have Management send information about joining the pool in the Spring when the pool information goes to the Association Members.
- C. 2024 Projects
1. Pickle Ball/Tennis Court Resurface
 2. High Bar Tables for Clubhouse
 3. Sound Deadening Pictures and/or Panels for Clubhouse walls

V. Open Forum -

Being no other business, the open portion of the meeting was adjourned at 7:32 pm.

Respectfully submitted, Melissa Errickson, Manager