

Amherst Estates Condominium Association

Meeting of Directors Regular Meeting – Friday July 30th, 2021 at Daily Grind Café.

I. Call to Order:

- President Christina Calcagno called the meeting to order at 3:30 p.m.

II. Roll Call:

- Attendees: Board of Directors: Christina Calcagno, Tom Shelley.
Members: Antonina Gagliano, Connor Murtaugh, Barbara Shelley.

III. APPROVAL OF PRIOR MINUTES:

- Minutes of June 18th, 2021 Approved by President Christina and Vice President Tom.

IV. REPORTS:

- June 2021 Financial Statement – provided balance sheet to requested member. Went over the current HOA reserves.
- Weststar Landscape- the last installment payment will be made by 8/30/2021.

V. UNFINISHED BUSINESS:

- Maintenance issues
 - Termites – on hold until reserves can be built up.
 - Landing – reinforce railing between 10-4. Took note of loose steps and dry rot on all the landings in the community.
 - Back area retaining wall – It is failing and needs to be redone, requested a bid from contractor for future repair.
 - Security Door – a unit owners door was painted in an “unprofessional” manner which “damaged” common area and needs to be corrected. Will obtain bids to correct.
 - Unauthorized fenced off common area – fence is no longer permitted in the rear, obstructs HOA access for routine inspection/maintenance, and property drainage. Obtain bids for removal of fence.

VI. New Business:

- None

VII. Open Forum: During open forum, each attendee may address the board for up to five minutes. A director or manager may briefly respond to statements made or

questions posed. Speakers must observe rule of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. All persons must follow the Meeting Rules.

- Member expressed their dissatisfaction with the nomination forms that were sent out.
- Member expressed their dissatisfaction with the fence removal.
- Member delivered a letter from their attorney regarding the fence removal.
- Received member nomination for 2021 election.

VIII. Adjournment:

- Adjourned Meeting at 3:51pm.
- The next scheduled general meeting will be on August 26th at 5:00pm.

BOARD MEMBER SIGNATURE _____

BOARD MEMBER SIGNATURE _____

DATE APPROVED BY THE BOARD _____