

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**April 4, 2016**

Present: Mike Lawlor, President  
Lynn Thornton, Vice President  
Mary Chludzinski, Treasurer  
Saundra King, Secretary  
Peter Cerra, Trustee  
Jean Pierfy, Trustee  
Walt Augustyn, Trustee  
Donna Styles, EPM

Mike Lawlor called the meeting to order at 7:00 pm and the Pledge of Allegiance was recited.

**Announcements**

Mike announced that a check for approximately \$600 will be received from an insurance company to pay for the landscape damage caused by an out-of-control vehicle on Clubhouse Drive.

A sincere thank you went out to Faye & John Arnett for holding an open house at the greenhouse on April 3, which was attended by at least 25 homeowners.

Community driveway seal coating will take place in September. Mike suggested that the ladies at the meeting might want to check out the new sink faucets in the clubhouse lavatory.

**Community Input**

Beverly Wyers noted that people are still feeding feral cats.  
Some homeowners asked when mulch will be applied.  
Sal Morreale complained about the showers in the men's locker room at the pool.

**Approval of Minutes**

Saundra made a motion to approve the minutes of the March 7, 2016 Association Meeting. The motion was seconded, the board was polled and all approved. **Motion passed 6/0/1**

**Financial**

Mary C. reported that as of February 29, 2016:

Income	\$ 85,835
Expenses	\$100,126
Income over expenses	\$ 14,291

**Sparkling Pool Contract**

Walt made a motion to accept a three-year pool maintenance contract from Sparkling Pool Services. The annual cost for 2016 and 2017 is \$17,500 plus tax and for 2018 the annual fee is \$17,900 plus tax. Mary seconded the motion, the board was polled and all were in favor.

**Motion passed 6/0/1**

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#### **Irrigation Specialties, Inc.**

Jean moved to accept a renewal contract from Irrigation Specialties to activate, winterized and repair the community's sprinkler system. The cost to activate is \$3,745 plus tax; the winterization cost is the same. Service calls are billed at \$105 for the first hour and \$65 each additional hour. Lynn seconded the motion, the board was polled and all were in favor.

**Motion passed 6/0/1**

#### **Reserve Study Update**

Mary C made a motion to hire Kipcon Inc. to provide the Capital Reserve Study Update for a cost of \$2,250. Lynn seconded the motion, the board was polled and all were in favor.

**Motion passed 6/0/1**

#### **Committee Reports**

Active Adult President Carol Augustyn announced that Tuesday bingo attendance was up. The next luncheon meeting would be on Thursday, April 21 at noon. Crestwood would give a presentation on assisted living situations. May 19 Charles Clarkson will speak on Medicare fraud. June 16, Ed Goldberg will entertain with music.

#### **Bocce, Appeals and Vets**

Gene Lyons stated that two vacancies on the Appeals Committee had been filled. Bocce would be starting up soon and the courts will be professionally dressed. Gene read a letter from the Vineland Vets thanking the Knit & Stich club for all the beautiful blankets and hats they've made for the vets.

#### **Greenhouse & Garden**

Faye Arnett spoke about the open house and noted that there are three garden plots available and there is room in the greenhouse for starting seedlings.

#### **Social**

Beverly talked about the upcoming Luau planned for June 11. Tickets are \$25 per person.

September 17- Vendors Sale

October 15- Halloween Costume Party

December 10- Holiday Party

There being no further business the meeting was adjourned.

Respectfully submitted by \_\_\_\_\_  
Donna Styles, Executive Property Management