

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**January 8, 2024**

Present:

Mike Lawlor	President
Peter Cerra	Vice President
Mary C.	Treasurer
Saundra King	Secretary
Peter Boughton	Trustee
Joanne May	Trustee
Donna Styles, EPM	

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

Mike announced that the officers and liaisons were as follows:

**Board Officers**

Mike Lawlor	President
Peter Cerra	Vice President
Mary C.	Treasurer
Saundra King	Secretary

**Board Liaisons**

**The following liaisons appointments were made:**

Architectural	Joanne May	<i>Loretta McGlone Chair</i>
Communication, Newsletter & Website	Peter Cerra	
Irrigation	Mike Lawlor	
Landscape	Anthony Reres	
Pool	Joanne May	
Snow	Peter Boughton	
Social & Travel	Mary Chludzinski	<i>Beverly &amp; Judy/Amelia --Chairs</i>
Welcome	Saundra King	<i>help from Carol Augustyn</i>

**Board Vacancy**

Mike explained that the board will appoint a trustee for just this year (2024.) He is expecting this to happen at the February Meeting.

**Approval of Minutes**

Saundra made a motion to approve the minutes of the December 4, 2023 Association Meeting as presented. Joanne May seconded the motion and the board was polled. **Motion passed 5/0/1**

**Financial**

Mary reported as of November 30, 2023:

Income	\$86,677
Expenses	\$79,699
Income over Expenses	\$ 6,978

## **January 8, 2024 Association Meeting Minutes**

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#### **Indoor Air Maintenance Agreement**

Peter Cerra made a motion to accept an agreement from Indoor Air Technologies to provide two annual preventive maintenance visits and service for the 12 HVAC clubhouse and pool shower room units. The cost is \$2,643.95 annually. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/1**

#### **Committees**

**Social** -Beverly Wyers stated that **planned for 2024 is:**

A Superbowl Party, A Birthday Bash, Entertainer Jimmy Maz in May, A Ladies Event, A Picnic, Halloween Party, several Game Nights and of course a Holiday Party.

#### **Active Adults**

Carol Augustyn announced that the next luncheon/meeting will be January 18, with a historian from the local library and food from Ceasars Deli. The cost is \$5.00

#### **Pool**

Charlie Frank reported that there were only 142 visits to the pool in December 2023. A very low count most likely due to the cooler air temperature in the pool building.

#### **Travel**

Amelia Kuzemka announced that she and Judy Peraino are arranging trips. The first one to Atlantic City on April 19, a Dinner Theater trip in the summer and a Holiday Show after Thanksgiving. Guests will be welcome to join in.

#### **Community Input**

Someone noted that they were looking forward to the trips planned by the Travel Committee.

The next meeting will be on Monday, February 5, 2024.

There being no further business, the meeting was adjourned.

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

