

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting
In-Person and Zoom
October 2, 2023

Present:

Mike Lawlor, President
Peter Cerra, Vice President
Mary Chludzinski, Treasurer
Faye Arnett, Secretary
Saundra King, Trustee
Peter Boughton, Trustee
Anthony P Reres, Trustee
Donna Styles, EPM

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

Mike announced that there have been incidents of cars driving through the finger street gardens. This happened mostly during the community yard sale event. The board is looking into remedies at these locations.

He also informed the meeting that two contractors were contacted to provide proposals to install hand railings on the staircase behind the pool building and Chickadee Way. One contractor declined to bid and the other never showed up for his appointment.

Again, Mike announced that there are 4 seats open on the Board of Trustees and spoke about the election process.

New Homeowners: Tazeen Zuddus of 175 Meadowlark Drive was welcomed.

Approval of Minutes

Tony made a motion to approve the minutes of the September 11, 2023 Association Meeting. Saundra seconded the motion; the board was polled and all but Peter Boughton and Mike Lawlor voted in favor. **Motion passed 5/0/2**

Financial

Mary reported that as of August 31, 2023:

Income	\$ 82,759
Expenses	\$ 92,339
Expenses over income	\$ 9,580

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Budget 2024

Mary spoke briefly about the 2024 Budget. She noted that some line items increased; such as Insurance and Landscaping. She stated that with the help of the association's surplus the fee will remain at \$190 for 2024.

Peter Cerra then explained that the true cost, per household for 2024 is \$223.18 and that every year expenses increase. The use of accumulated surplus has helped keep the monthly maintenance fee at \$190.

Mary made a motion to approve the 2024 Budget of \$1,138,453. Tony Reres seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

Landscape Contract

Mary made a motion to accept a renewal 5-year contract from Landscape Maintenance Services. The cost for 2024 **with tax included** is \$268,000.

Subsequent years are as follows: 2025 \$258,000; 2026 \$265,000; 2027 \$272,000; 2028 \$278,000. Tax is additional.

This contract includes snow removal, which is priced per storm, at per inch increments.

Questions regarding mulch application and how many bids were solicited were answered.

The motion was seconded, the board polled and all were in favor. **Motion passed 6/0/1**

Property Management

Mary made a motion to accept a 5-year renewal contract from Executive Property Management to provide "accounting services" starting January 1, 2024 and ending December 31, 2028.

2024 \$9,3000; 2025 \$9,600; 2026 \$9,900; 2027 \$10,2000; 2028 \$10,500. Tax is not included.

Peter Cerra seconded the motion; the board was polled and all were in favor.

Motion passed 6/0/1

Technocality

Peter Cerra explained the board's decision to upgrade the key entry system for the clubhouse and camera surveillance in and around the clubhouse. These systems will be internet access controlled. Peter noted that this is a Capitol Improvement with the key access costing \$8,258 and the cameras \$5,635. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

Committees

Active Adults – Carol announced that the Active Adult luncheon will be Thursday, October 19 and the speaker will be Mayor Jeff Martin. Nominations for the Active Adults Board will be accepted at the October meeting/lunch. Bingo has been good every Tuesday night at 7:00 pm.

Social -Beverly Wyers said that 35 had signed up for the October 8, Painting Party. Beverly also spoke about getting together for free **line dancing** every Thursday, except the third of the month.

The **Holiday Party** is set for December 9 at 6:00. Lou Costa will be entertaining and Chiarellos will cater the food.

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Pool- Charlie Frank informed us that there had been 429 visits to the pool in September And winter pool hours would soon take effect.

Greenhouse

Frank Tumminina announced that the greenhouse will officially be ready to accept plants on Friday, October 13.

Travel

Mike Lawlor revealed that Judy Peraino will be taking over Travel and will plan trips for 2024.

Community Input

There were questions about the painting project. A homeowner asked about an upgrade to the putting green. Another asked about how snow removal was calculated. A final question about electric charging here at the clubhouse was presented.

Next Meeting

November 6, 2023

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management