

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**February 5, 2024**

Present:

Mike Lawlor, Trustee  
Peter Cerra, Trustee  
Mary Chludzinski, Trustee  
Saundra King, Trustee  
Peter Boughton, Trustee  
Joanne May, Trustee  
Kathleen Laflin, Trustee  
Donna Styles, EPM

Michael Lawlor called the meeting to order at 7:00 pm and the Pledge of Allegiance was recited. Mike introduced Kathleen Laflin as the new board member.

**Approval of Minutes**

Saundra made a motion to approve the minutes of the January 8, 2024 Association Meeting as presented. Peter Boughton seconded the motion and the board was polled. **Motion passed 5/0/2**

**Financial**

Mary reported as of December 31, 2023:

Income	\$80,034
Expenses	\$66,010
Income over Expenses	\$14,024

**Technocality- Clubhouse Cameras**

Peter Cerra made a motion to approve a proposal from **Technocality Co.** to purchase and install two more surveillance cameras at the front exterior of the clubhouse. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Bocce Courts**

Peter Boughton made motion to accept a quote from **Shaughnessy Sports Construction** to perform spring maintenance on the two courts for a cost of \$1,975. Mary seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Annual Audit**

Mary C made a motion to accept a two-year engagement from **Feldman Soblosky Massoni** to perform annual audits for years ending 2023 and 2024. The cost is \$3,450 per year. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

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**Retention Basin Trash Racks**

Joanne May made a motion to approve a proposal from **Stormwater Compliance Solutions** to install two trash racks in the retention basin at the end of Meadowlark Drive. These need to be replaced to satisfy Hamilton Township municipal stormwater regulations. The cost to install both is \$4,920 Kathy Laflin seconded the motion; the board was polled and all were in favor.

**Motion passed 6/0/1**

**Committees**

**Active Adults-** Carol Augustyn announced that the next luncheon meeting will be held on Thursday, February 15 at noon. A local historian will show a presentation on Hamilton Township history. Sandwiches will be served for a cost of \$5.00. As always come out and play Bingo on Tuesday nights.

**Travel-** Amelia Kuzemka spoke about the three trips the committee has planned for 2024. The first trip to the Tropicana in Atlantic City will take place April 19 for a cost of \$38. August 9 to the Sight & Sound Theater to see “Daniel” and have lunch \$182. On November 16 - a holiday show “Joy to the World” at the American Music Theatre plus lunch for \$135. All trips are posted on the clubhouse bulletin board and details will be emailed out.

**Social-** Eileen Vannozzi spoke about the Superbowl Party planned for February 11, and several other events the committee is considering. On May 5, there will be a music review by Jimmy Mazz and on June 23 a community picnic.

**Pool-** Charlie Frank noted that there were 253 visits to the pool in January.

**Greenhouse/Garden-** Frank Tumminina said the greenhouse looks full and alive with many plants. He also noted that the garden plots will go fast this spring.  
*Observation:* Frank also mentioned that he’s noticed many vent caps missing on the roofs of homes and that they should be replaced so that rain and snow don’t drip into the heaters and mechanics.

Next Meeting- March 4.

There being no further business, the meeting was adjourned.

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