

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting -Clubhouse & Zoom**  
**January 9, 2023**

Present:

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

Michael Lawlor called the meeting to order at 7:00 pm

**Board Officers and Liaisons**

Mike Lawlor	President
Peter Cerra	Vice President
Mary C.	Treasurer
Faye Arnett	Secretary

**Board Liaisons**

The following liaisons appointments were made:

Appeals	
Architectural	Peter Boughton <i>Loretta McGlone Chair</i>
Communication, Newsletter & Website	Peter Cerra
Irrigation	Mike Lawlor
Landscape	Anthony Reres
Pool	Faye Arnett
Snow	Peter Boughton
Social & Travel	Mary Chludzinski <i>Beverly Wyers Chair</i>
Welcome	Saundra King <i>help from Carol Augustyn</i>

Mike thanked Gary Ryan for his service on the board for the past two years.

**ADR**

A new ADR/Appeals Committee was formed, the members are as follows:

Eileen Vannozi- Chairperson, Barbara Larkin, Joseph Agabiti, Charlie Frank, Michael Meyers.

**Approval of Minutes**

Peter Boughton made a motion to approve the minutes of the December 5, 2022 Association Meeting as presented. Anthony Reres seconded the motion and all were in favor. **Motion passed 6/0/1**

**Association Meeting- January 9, 2023**  
**Page 2**

**Financial**

Mary reported as of November 30, 2022:

Income	\$86,325
Expenses	\$82,161
Income over Expenses	\$ 4,164

**Committees**

Active Adults- Carol Augustyn announced that the next luncheon would be on January 14, pizza will be served and Tony Reres will speak on financial matters. Bingo is back at 7:00 pm every Tuesday.

Recreation- Bev Wyers said the Holiday Party was a great success with over 100 attendees. The first event for 2023 will be an Italian Night on March 11.

Pool- Charlie Frank informed us that there had been 271 visits to the pool in December, which is up from this time last year.

**New Business**

**Indoor Air HVAC replacement.** Peter Cerra made a motion to accept a proposal to replace another heating and air conditioning unit in the clubhouse. The cost is \$14,362, this is the fifth in the past year and will be done this winter when Indoor Air is not as busy. Sandra seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

**Greenhouse Electric-** Peter Cerra made a motion to accept a proposal from Modern Electric to install six (6) outlets in the actual greenhouse for a cost of \$3,700 plus tax. Peter Boughton seconded the motion, the board was polled and all were in favor. **Motion passed 6/0/1**

**Greenhouse Rules Addendum-** Peter informed the meeting that an addendum was being adopted by the board regarding maintaining the temperature in the greenhouse in the winter at 62F. The floor was opened for discussion. At least six homeowners, who use the greenhouse, expressed frustration and anger because they believe that they have not been given a chance to plead their case that the greenhouse temperature is too low and their plants are suffering. Peter Cerra did his best to explain the reasoning behind this addendum, but the unhappy gardeners were not placated or convinced.

**Travel-** Betty Chen asked about trips and when they might resume. She was especially interested in Atlantic City excursions. She was told that nothing is presently planned.

There being no further business, the meeting was adjourned.

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