

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting - Clubhouse and Zoom**  
**June 5, 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 summer pool hours were in effect, 6:00 am until 9:00 pm. He also noted that the community yard sale would take place on August 12 and to call Maryanne Lombardo at 588-0282 if more information was needed.

**Approval of Minutes**

Anthony made a motion to approve the minutes of the May 1, 2023 Association Meeting. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/2**

**Financial**

Mary reported that for April 30, 2023:

Income	\$81,816
Expenses	\$79,522
Income over expenses	\$ 2,294

**Patio Furniture**

Mary C made a motion to purchase six (6) tables, thirty (30) chairs and three (3) side tables for a cost of \$3,605. Saundra seconded the motion; the board was polled and all were in favor.

**Motion passed 6/0/1**

**Sprinkler Assessment**

Peter Boughton made a motion to accept the irrigation assessment from Irrigation Specialties and move forward with the repairs totaling \$22,501. Anthony seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Pool Mechanical Room Exhaust Fan**

Faye made a motion to accept a proposal from TLP replace a defective roof top exhaust fan over the pool mechanical room. The cost is \$3,589. Saundra seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

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#### **Roadway Crack Sealing**

Saundra made a motion to accept a proposal from David Karras (Power Seal) to seal all roadway cracks for a cost of \$2,374. Faye seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

#### **Greenhouse Shade Cloth**

Anthony made a motion to purchase and install a Monoknit white shade cloth on the greenhouse roof from The Sunworks Corp for a cost of \$1,718. The motion was seconded and the board voted to approve it. **Motion passed 5/0/2**

#### **Committees**

Beverly Wyers spoke for Social. A picnic on June 11, is planned and 97 people had bought tickets. The cost is \$20 rain or shine. A dance party is being organized for August 5, and Lou Costa will provide the music the cost is \$10. Beverly also spoke about getting together for line dancing. A community yard sale is slated for August 11 and Maryann Lombardo is running it.

**Pool-** Charlie Frank informed us that there had been 320 visits to the pool in May.

#### **Community Input**

Arlene Scully stated that the grass is being cut too short.

Joanne May and Kathy Wooley inquired about sprinklers.

Tom Moffett spoke about wanting the condition of the putting green improved.

#### **Next Meeting**

September 11, 2023 - There will not be any meetings in July and August.

There being no further business.

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