

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting
March 4, 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.

Approval of Minutes

Saundra made a motion to approve the minutes of the February 5, 2024 Association Meeting as presented. The motion was seconded and the board was polled. **Motion passed 6/0/1**

Announcements

Mike spoke briefly about the updated Homeowner and Association Responsibility Chart and there were not any new homeowners in attendance.

Financial

Mary reported as of January 31, 2024:

Income	\$87,359
Expenses	\$64,132
Income over Expenses	\$23,227

Indoor Air HVAC Units

Joanne May made a motion to accept a proposal from Indoor Air Technologies to install five (5) high efficient heaters and air conditioners in the clubhouse and one HVAC unit for the pool locker rooms. Joanne explained the SEER rating for the air conditioners and the incentives offered the PSE&G program. The total cost is \$120,000. PSE&G is paying \$48,000 of it and the Association paying \$72,000. Mary C seconded the motion, the board was polled and all were in favor. **Motion passed 6/0/1**

Homeowner Responsibility Chart

Peter Cerra explained the updated version of the Homeowner and Association Responsibility Chart. He noted that a robo call would go out to clarify salting plans in the event of ice treatment. He then made a motion to accept this new document. Saundra King seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

March 4, 2024 Association Meeting Minutes
Page 2

Committees

Social

Eileen Vannozzi announced that entertainer Jimmy Maz would be here on Sunday, May 5, tickets are \$35 per person. Outside guests are welcome. A picnic is planned for June 23. The committee is also looking forward to some Game Nights and of course, a Holiday Party in December.

Active Adults

Carol Augustyn announced that the next luncheon/meeting will be March 21, and Carlo Vitali will speak on energy incentives for seniors. The cost is \$5.00 and pizza will be served.

Travel

Amelia Kuzemka announced that 47 had signed up for the Atlantic City trip on Friday April 19. She is currently looking for deposits for the August trip to Sight and Sound to see Daniel.

Garden and Greenhouse

Frank said that there are 18 garden plots available for summer planting. He said the greenhouse is doing well and seedings have been started. Frank alerted everyone to the fact that chimney caps are missing on some homes.

Community Input

Amelia Kuzemka spoke about all the free services PSE&G are providing to homeowners. They will replace light bulbs, shower heads and insulation at no charge.

The next meeting will be on Monday, April 1, 2024.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management