

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting- Clubhouse and Zoom**  
**May 1, 2023**

Present:

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

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

**New Homeowners** Sipra and Sarat Chakrabarty of 141 Meadowlark Drive were welcomed.

Peter announced that Betty Williams, Emily Sciarrotta and Armando Duarte were nominated as valued volunteers and each would receive a \$100 cash award.

Peter also stated that plants must be removed from the greenhouse by May 7, so that a new roof can be installed.

He noted that Mary C was looking into getting new furniture for the clubhouse patio.

**Approval of Minutes**

Tony made a motion to approve the minutes of the April 3, 2023 Association Meeting. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/0**

**Financial**

Mary reported that for March 31, 2023:

Income	\$81,358
Expenses	\$77,597
Income over expenses	\$ 3,761

**Pool Desert Aire**

Faye made a motion to ratify an expense that was incurred to replace a blower motor on the Desert Aire HVAC system. TLP provided the proposal and did the work for a charge of \$3,708. Peter Boughton seconded the motion; the board was polled and all were in favor.

**Motion passed 5/0/0**

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**Candlewood Pool Contract- May 2023 to May 2024**

A motion was made to accept a contract from the Candlewood Management Services Company to manage the pool for an annual cost of \$44,280. Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/0**  
*This is pending attorney review.*

**Committees**

Carol Augustyn spoke for the Active Adults Club. She stated that the next luncheon meeting will be May 18 and a speaker from Robert Wood Johnson Wellness Center will speak. As always, Carol is looking for Bingo players and helpers.

Beverly Wyers spoke for Social. She noted that the ladies paint party was lots of fun. A picnic on June 11, is planned. The cost is \$20 rain or shine. A dance party is being organized for August 5, and Lou Costa will provide the music. A community yard sale is slated for August 11 and Maryann Lombardo is running it.

Pool- Charlie Frank informed us that there had been 305 visits to the pool in April.

**Community Input**

It was noted that Aqua Water Company is repairing lawns-they have 60 days to do so.

A homeowner reminded everyone that cleaning out dryer vents is imperative.

The meeting was adjourned at 7:20 pm

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