

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting
November 1, 2021

Present:

Mike Lawlor, President
Peter Cerra, Vice President
Saundra King, Secretary
Mary Chludzinski, Treasurer
John Peraino, Trustee- via Zoom
Gary Ryan, Trustee
Donna Styles, EPM
Marty Miller, Trustee absent

Mike called the meeting to order at 7:00 pm.

Announcements

Peter spoke about several practical matters such as parking, garbage collection, community events and news alerts. He also explained the board election process and the particulars regarding executive session meetings.

New Residents- the following were welcomed:

Carol Angeline	71 Meadowlark Dr.
Joanne Robert & Scott May	51 Mockingbird Dr
Amelia & Paul Kuzemka	36 Canary Way
Anthony & Helen Reres	98 Hummingbird Dr
Norma Duggan	3 Nightingale Dr
Leigh Gavinelli	62 Nightingale Dr

Approval of Minutes

Mary made a motion to approve the minutes of the October 4, 2021 association meeting. Saundra seconded the motion; the board was polled and all approved. **Motion passed 5/0/1**

Financial

Mary reported that as of September 30, 2021:

Income	\$ 104,813
Expenses	\$ 86,166
Income over Expenses	\$ 18,647

Meet the Candidates

Mike explained the Radburn Law pertaining to why an election had to be held with four board seats open and four candidates running. Faye Arnett, Peter Boughton, Mary Chludzinski and Anthony Reres spoke about themselves and why they wanted to be board members.

Indoor Air- maintenance agreement

Saundra made a motion to accept a service agreement from Indoor Air Technologies for the ten (10) HVAC units in the clubhouse and one (1) in the pool locker rooms. The annual cost for spring and fall visits is \$2,343.95. Mary seconded the motion, the board was polled and all were in favor except Gary Ryan, who abstained. **Motion passed 4/0/2**

Active Adult Club

Carol Augustyn announced that their luncheon would be held on Thursday, November 18 and a very talented lady who plays music and sings will be entertaining. She also reminded all about Bingo every Tuesday night.

Social Committee

Beverly Wyers said that in the past the committee held many events and parties. Because of the Covid virus, the committee is on hold. She is hoping things will improve in 2022.

Community Input

As expected, there were question regarding the pool opening. Another homeowner asked about street cleaning.

The **next meeting** will be Monday, December 6.

There being no further business the meeting was adjourned.

Respectfully submitted _____
Donna J Styles, Executive Property Management