

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**October 1, 2018**

Present:

Mike Lawlor, President,  
Peter Cerra, Vice President  
Mary Chludzinski, Treasurer  
Jean Pierfy, Secretary  
Lynn Thornton, Trustee  
Saundra King, Trustee  
Marty Miller, Trustee  
Donna Styles, EPM

Mike Lawlor called the meeting to order at 7:00 pm and the Pledge of Allegiance was recited.

**Announcements**

Mike stated that anyone wanting to run for a seat on the Board of Trustees must have their resume delivered to the onsite management office by Thursday November 1.

**Approval of Minutes**

Marty made a motion to approve the Association Meeting Minutes for September 5, 2018. The motion was seconded; the board was polled and all were in favor. **Motion passed 5/0/2**

**Financials**

Mary reported that as of August 31, 2018:

Income	\$ 86,925
Expenses	\$115,410
Expenses over Income	\$ 28,486

Mary noted that the payments for repairing the irrigation system (\$22,651) had been booked in August.

**Budget 2019**

Mary went over each line and answered some questions.

Mary made a motion to approve the 2019 Operating Budget. Lynn seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Annual Audit**

Mary made a motion to accept a two-year engagement with Feldman Sablosky Massoni to perform the financial audits for the years ended December 31, 2018 and 2019. The cost is \$3,200 for each of the years. Saundra seconded the motion; the board was polled and all were in favor.

**Motion passed 6/0/1**

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#### **Landscape and Snow Contract**

Marty Miller made a motion to accept a five-year renewal contract from Landscape Maintenance Services to perform all landscape and snow removal work. The total 5-year cost of the landscape contract, with mulch every other year, is \$1,169,463 tax included. Snow is charged per storm/per inch price. Sandra seconded the motion; the board was polled and all were in favor except Jean Pierfy who abstained. She approved of the contractor but not the length of the contract. **Motion passed 5/0/2**

#### **Management Contract**

Peter made a motion to accept a contract from Executive Property Management to provide services for five years starting January 2019. The monthly charge is \$8,100 for 2019. Lynn seconded the motion; the members were polled and all were in favor. **Motion passed 6/0/1**

#### **Indoor Air- HVAC**

Sandra made a motion to accept a preventative maintenance agreement to service 11 split systems in the clubhouse and 1 split system in the pool locker room. The annual cost is \$2343 (tax included). Jean seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

#### **Committee Report**

##### **Active Adults**

Carol announced that the luncheon meeting would be Thursday, October 18 and a speaker from the surrogate's office will provide information. Bingo attendance has been good.

##### **Appeals Committee**

Mike announced that long-time member Tom DeAngelo will chair the committee.

##### **Friendship**

Arlene spoke about what the club does and that they were getting busy for the holidays.

##### **Social**

Beverly announced that the September 23, musical show was very successful. On November 3 there will be the Vendors Fair and a Holiday Party on December 8, Rick and Kenny will entertain.

##### **Travel**

November 26 will be the Atlantic City, Tropicana Christmas Show. She invited all to come out to play Bocce.

There being no further business, the meeting was adjourned.

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

