

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Executive Meeting
September 5, 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 5:30 pm.

Approval of Minutes

Lynn made a motion to approve the minutes of the August 6, 2018 Executive Meeting as presented. Marty seconded the motion and all were in favor. **Motion passed 5/0/2**

Financial

Mary updated the board on delinquent accounts. She asked if there were any questions regarding the 2019 Budget draft which will be approved in October. Mary also noted that she had received the 2018 and 2019 annual audit engagement letter from Feldman Sablosky Massoni and would like to approve it at the October meeting.

Landscape

Marty asked if the board was satisfied with the LMS contract renewal. He noted that it was ready for approval.

Saundra and Jean stated that they still saw nutsedge in many parts of the community. It was indicated that LMS wasn't finished spraying and that Marty will contact Grant, the LMS site supervisor.

Management

Peter informed the members that he requested a few changes to be made to the contract renewal and Len Barber agreed to have them completed in a few days. Peter will have the document ready for the workshop on September 19.

Appeals

Mike said that he would like to appoint Tom DeAngelo to fill the chairman's position that was vacated when Gene Lyons passed away. Tom has been on the committee since it's inception and is the most qualified person for the post. The board members agreed.

Power washer

Mike spoke to the board about purchasing a good power washer for the community. The cost would be approximately \$1,200. Mary suggested getting a hand-held shampoo or steam machine to clean the ballroom chairs as they get soiled. She thought the cost would be around \$100. The board had no objections to these acquisitions.

Feeding Cats

Saundra spoke about two homeowners who have been seen feeding feral cats. The homeowner at 31 Mockingbird was sent a copy of the warning notice drafted in September of 2017 by Peter Cerra. The woman at 19 Canary, who was witnessed throwing food out of her car, will be sent a formal warning letter advising her of the fines and penalties that will automatically be charged to her maintenance fee account if she is seen violating the rules and covenants again.

Elder Safety Speaker

Peter noted that he wasn't having any success with Archer Law Firm but that he was working on having a representative from Adult Protective Services talk on elder safety. This would take place early next year.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna Styles, Executive Property Management