

MARLTON VILLAGE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, March 10, 2025

Meeting was called to order at 7:00 pm

I. Call to Order – Roll Call

Roll call was taken and the following Members of the Board were present: Donna McGraw, Gene Amodei, Dottie Jones, Regina Wende, Frank Villari, Francis Burnette, Mike Grossman. Absent: Marsha Jenoff, Lou Pelosi. Also present is Board Attorney Chester Luszcz and Board Manager Laurie Lynard. Let the record reflect all who are in attendance and those who are absent.

II. Approval of February Meeting Minutes

Minutes are approved with no corrections. Motion by Gene, seconded by Regina with all in favor.

III. Election of Officers

Motion by Mike to keep officers in their present positions for 2025 which is seconded by Regina with all in favor.

IV. Residents' Concerns

Lorelei Cannata (200 Empress Court) inquires about availability of financial and budget information and reconciliation for MV for last year. Discussions with Ms. Cannata regarding specificity of what she is looking for. She would like a line item list showing "all money coming in and all money going out." Laurie does include a list in every Board packet every month so she is given the one in this evening's packet. Board will fulfill this request by sending to her or offering for her to come into the Office and sit with a Board member to go over line item list. If she would not like that opportunity then it can be sent to her via certified mail. Laurie will get information together. She has also expressed concern regarding trash that she feels should have been picked up by our maintenance employee; Laurie will look into and have taken care of.

Donna McGraw asks if anyone has recommendations for a contractor for work that needs to be done to the grate/storm drain that is sinking. Any recommendations will be given to Laurie.

V. Architectural Report

No requests have been received for the month of February.

VI. Treasurer's Report – Account Balances as of February 28, 2025

CD Account =	\$116,919.24
TD Money Market =	\$100,764.49
TD Checking Acct=	\$10,129.81
TD Money Market Reserve Chkg Acct=	\$432,432.72
Fulton Bank Money Market Reserve Account=	\$251,301.87
Citizen Bank Money=	\$80,163.03
Total Account Balances=	\$991,711.16

Therefore, after all expenses and bills were paid for the month, there was a NEGATIVE net income of \$27,761.01.

This amount is due to snow removal payment for 2/3/25, 2/8/25 and 2/11/25 for a total of \$32,087.46. We also had to make a deposit payment to J.V. Pool Plastering company in the amount of \$10,000.00 for the upcoming pool repairs this spring.

As you can see, we are still in great financial shape.

VII. Management Report:

Laurie reports a relatively quiet month in MV. She did have Gil's come out and remove/clean up some trees/branches that came down in a recent windstorm. Laurie also reports that vendor that we are using for website is still working on it and should be up and running on April 1st. Aquasafe has removed pool covers and plastering company is coming to take measurements and drain pool in anticipation of upcoming repairs. During the month of April we will have our roof on the building replaced. Laurie has also been in close contact with the Evesham Township Clerk's Office to keep them apprised of the rental unit information she has and they have communicated information to her as well. As of today we have 92 rental units. Laurie expects more information when residents obtain pool passes and she will afford that information to the Clerk's Office as well.

VIII. Old Business

Subject of fines for those improperly dumping appliances, etc. Chet has confirmed that we can impose fines as they are written and also seek reimbursement for any junk removal. Laurie will follow up with scrapper and see if he would allow his information to be included on website.

IX. New Business:

Dottie asks if we are getting the hot dog vendor for Memorial Day? She will gather information and we will address at the next meeting.

Francis asks about any updates about light on Village Road that fell from wind and was removed but not yet replaced. Laurie will follow up. There was also an electrical line down on Cropwell. In repairing it, PSE&G reported that they had cracked 2 blocks of concrete and they are putting in a claim to repair.

Any updates on house that is being rebuilt from fire on Aspen? Laurie has spoken to homeowner and their contractor, afforded forms and information they need per rules & regulations of MV but contractor was argumentative so she will report back to the Board on that issue. Chet will also reach out to homeowner and see if he can get any information.

Dottie informs the Board that resident at 144 Briar Court has passed away.

X. Closed Session

Motion to adjourn at 7:50 PM by Mike that is seconded by Regina with all in favor.