

**MARLTON VILLAGE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, April 14, 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, Dottie Jones, Regina Wende, Frank Villari, Francis Burnette, Mike Grossman. Absent: Marsha Jenoff, Gene Amodei, Lou Pelosi. Also present is Board Attorney Chester Luscz and Board Manager Laurie Lynard. Let the record reflect all who are in attendance and those who are absent.

II. Approval of March Meeting Minutes

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

III. Residents' Concerns

Lorelei Cannata (200 Empress Court) inquires about copies of meeting minutes that she requested. Laurie will need to redact Closed Session information and will get these to Ms. Cannata this week.

IV. Architectural Report

Received 5 requests – 2 for fences, 1 for replacement deck, 1 for roof and 1 for replacement gutters. All requests have been approved and all work except for gutters has been completed to date.

V. Treasurer's Report – Account Balances as of March 31, 2025

CD Account =	\$116,919.24
TD Money Market =	\$100,764.49
TD Checking Acct=	\$12,217.27
TD Money Market Reserve Chkg Acct=	\$439,982.27
Fulton Bank Money Market Reserve Account=	\$251,301.87
Citizen Bank Money=	\$80,163.03

Total Account Balances= \$1,001,346.62

Therefore, after all expenses and bills were paid for the month, there was a positive net income of \$814.88.

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

VI. Management Report:

Laurie is pleased to report to the Board that the effort regarding rental units is going well. As of 4/9 we have a total of 87 rentals (down by 10 units). On 3/12 Laurie sent out another notice to homeowners who have not yet registered their units. To date she has 52 out of 87 registered with 35 unregistered. Homeowners have been contacted by both Laurie and the Township for information and the Township will fine if information is not afforded.

317 Hawthorne – this is an estate property that Chet is handling and will update the Board with any information he receives.

Pool repair work started on 4/1 and as of today all of the old coping has been removed and J.V. Plastering has put in new white brick, tiles, sandblasted and acid washed the pool. Remaining step is to do plaster. Once that is finished, we have to start filling pool within 24 hours and start to add chemicals. Laurie will coordinate this with Aquasafe. She has already reached out and is expecting a proposal for service of putting in extra chemicals, start up. Laurie is now requesting that the Board give her approval to pay additional cost involved. Donna makes a motion to grant Laurie authority to pay additional fee to Aquasafe for this service and Dottie seconds the motion with all in favor.

Collections are going well. People are starting to come in for pool passes which is usually motivation to pay past due balances. Our website is up and running and getting good response.

VII. Old Business

Regarding fine for extra trash removal (eg. appliances, etc.) Chet has confirmed that we can fine.

Regarding roof for the building – this should be completed during the last week in April.

Regarding hot dog vendor for Memorial Day – Dottie has received information and reports that prices are slightly higher than last year but not a drastic difference. Vendor would need \$1000 down payment and then he will give us a bill at the end of the event that Laurie can pay via check. Dottie will be at event to coordinate. Motion to approve hot dog vendor at Memorial Day event based on contract afforded by Dottie that is seconded by Regina with all in favor.

Francis inquires about light he previously reported to Laurie and Laurie confirms that she has put in a request for it to be fixed with PSE&G.

Regarding home on Aspen Court (fire) Chet will reach out for progress.

Regarding storm drain, Laurie will reach out to the Township to see whose responsibility it is for cleanout and then report back to Board.

VIII. New Business:

Laurie presents the Board with a proposal from Aquasafe for international lifeguards. Cost will be \$1750 per lifeguard for the season (this went up approximately \$200). Discussions about whether or not we get credit when pool closes due to weather (yes), and whether or not there is a need for this service from Aquasafe. Laurie coordinates lifeguards but was not happy with some of them last year. We have to decide as we cannot add on this service at a later date. Suggestion is made that we try this season without them and see how it goes. Motion is made by Donna to not add on international lifeguard service that's seconded by Regina with all in favor.

Laurie reports an email she has received from Ms. Greenblatt requesting clear out of creek from Cropwell to Aspen (all brush, fallen leaves, etc.). Laurie has not yet responded, and she believes this is township property. She can reach out to Evesham Township to see if they can offer any suggestions.

IX. Closed Session

Motion to adjourn at 8:05 by Mike that is seconded by Regina with all in favor.