

**MARLTON VILLAGE HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
Monday, May 12, 2025**

Meeting was called to order at 7:00 pm

**I. Call to Order – Roll Call**

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

**II. Approval of April Meeting Minutes**

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

**III. Residents' Concerns**

Gene Amodei and Marsha Jenoff bring to Laurie's attention lights that need to be fixed; Laurie takes note and will address. Gene also has a concern about Gil's and how debris is left behind after their blowing, etc. Laurie will speak with them. Lastly, concern regarding large pothole on Village Drive. Laurie has reported this but she will follow up and ask them to come out again.

**IV. Architectural Report**

Received 6 requests – landscaping, central air, roof, windows, pavers. All have been approved.

**V. Treasurer's Report – Account Balances as of April 30, 2025**

CD Account =	\$116,919.24
TD Money Market =	\$100,768.35
TD Checking Acct=	\$13,490.85
TD Money Market Reserve Chkg Acct=	\$371,153.82
Fulton Bank Money Market Reserve Account=	\$251,569.72
Citizen Bank Money=	\$61,136.21

Total Account Balances= \$915,038.19

During this month, we had the pool renovations and also the roof replaced on the Management Office which totaled \$68,845.00. In addition, we had to pay an additional landscaping invoice for Gil's because they failed to submit their payment on time, therefore 2 months payments were made in April for a total of \$19,026.82.

Therefore, after all expenses and bills were paid for the month, there was a negative net income of -\$74,043.93.

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

#### **VI. Management Report:**

Laurie reports a very busy month. As Francis mentioned, we had pool renovations completed as well as roof on Management Office replaced. We had to pay an additional \$860.00 for roof price that was originally quoted due to 8 boards that needed replacement. Gil's began grass cutting in the first week of April and they will be here on Mondays. We afforded a deposit for the hot dog vendor for Memorial Day weekend event and will pay balance on the day of the event. Laurie was able to get ceiling repaired in the pump room in Management Building and she has also gone through a checklist for the upcoming pool inspection so she expects a good result for inspection. We are currently using the pool vacuum that we purchased last year. Collections are going well. She received registration information from 4 more homeowners. As of today we have 32 of 87 that have not afforded information. Laurie will be contacting the Township next month to give them her updated list.

#### **VII. Old Business**

Regarding sewer drains on Deer Park Court – we are still trying to get contractors. Laurie will keep the Board updated.

#### **VIII. New Business:**

Motion by Gene to suspend meetings for months of June, July and August unless there is an emergency with Regina seconding and all in favor.

#### **IX. Closed Session**

Motion to adjourn at 7:47 by Mike that is seconded by Gene with all in favor.