

**MARLTON VILLAGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
Monday, February 9, 2026**

Meeting was called to order at 7:00 p.m.

I. Call to Order – Roll Call

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

II. Approval of January Meeting Minutes

Motion to approve with no corrections by Donna, seconded by Lou.

III. Residents' Concerns

Deena Greenblatt (310 Hawthorne) brings an issue to the Board's attention regarding a request she made in August for review at the September meeting. The request was for MV to obtain a survey for the property in the vicinity of where work was done to combat drainage issue. Properties are being designated flood zones and homeowners are being forced to pay flood insurance totaling between 2 and \$5,000.00. FEMA has informed the affected homeowners that they can now apply to have the area redesignated but a survey is needed. She has researched and cannot find a survey of the area in question and proposes that MV pay for a survey to be completed. Discussions amongst the Board and Ms. Greenblatt conclude that we can look into what a survey may cost and report back to her with findings.

She also would like to get information regarding the HOA's policy for exterior of buildings in MV for her personal homeowner's insurance. It is discussed and explained that we are private – we are not a condo association and therefore the same rules would not apply. According to the HOA, homeowners are responsible for the roof to the foundation including exterior. The HOA covers common ground. Laurie offers to assist with any questions her homeowner's insurance company may have to ensure she obtains the correct policy.

IV. Elections

Mike Grossman has tendered his resignation from the Board so therefore will not be counted on the ballot. Any votes for Mike would be considered disqualified.

Resident Matt Wendte (not related in any way to anyone on the ballot) is present to witness Board Attorney Chester Luszcz with counting of votes. Votes are for board member seats.

Up for re-election:

Marsha Jenoff, Dottie Jones, Mike Grossman and any new candidates

Final votes tallied:

Marsha Jenoff – 38 votes

Dottie Jones – 41 votes

Mike Grossman – 35 votes (disqualified)

Casey Baraldi – 6 votes

Since Mike has resigned the following individuals have been elected to sit on the Board: Marsha Jenoff, Dottie Jones, Casey Baraldi. Welcome to new member Casey Baraldi.

V. Architectural Report

Received 1 request for front door and storm door that was approved.

VI. Treasurer's Report

CD Account - \$121,704.68

TD Money Market - \$100,806.31

TD Checking Account - \$15,578.58

TD Money Market Reserve Checking Account - \$357,793.63

Fulton Money Market Reserve Account - \$226,730.26

Citizen Bank Money - \$53,045.75

Total Account Balances: \$875,659.21

During the month of January, we experienced 4 ice and/or snow events. The total amount paid out was \$79,303.49.

Therefore, after all expenses and bills were paid for the month, there was a negative net income of \$-55,183.80. As you can see from the snow expenses for the month, it reflects the negative net income for January.

We are still in great financial shape.

VII. Management Report

Laurie reports that she was very pleased, as were homeowners, with the work that was done by Gil's in the snow events that took place in January. They worked to clear snow on pathways and roads, and everyone was satisfied. Laurie also reminds the Board that we do get approximately \$8,000 in discounts from Gil's for early and on-time payments.

Laurie also reminds the Board that we have to make a selection for our pool contractor for the upcoming season.

On the issue of the playground repairs which were discussed at the January meeting, Laurie has met with Mark Wright (resident of MV) who she had used in the past for work in the pump room and Mr. Wright will be coming back to assess what repairs are needed. Laurie also has another person coming to assess but all of this will be revisited when snow/ice is melted.

VIII. Old Business

We have to make a decision on the pool contractor for upcoming season. Aquasafe has given the lowest proposal for 2026 and 2027 at \$82,999.00. Board discusses proposals. Laurie recommends Aquasafe. We have had a few concerns with them in the past but we do know what we get with them and Laurie has concerns about other companies who have not been in business for as long. Aquasafe offers international lifeguards which is what we want. Discussions continued with Deena Greenblatt bringing up instances where she felt that children were not being watched in the deep end of the pool. Laurie reminds everyone that she needs to be made aware of these issues immediately and she will then in turn address them with Aquasafe lifeguards to have issues rectified. Board Member Dottie Jones will keep an eye on things this season and report to Laurie if there are any issues.

Motion by Donna to accept Aquasafe contract for 2026 and 2027 pool seasons that is seconded by Lou with all in favor.

IX. New Business

Dottie will begin to gather information regarding hot dog vendor for Memorial Day and will report back with costs, etc.

Discussions regarding raising cost of pool passes by no more than \$5.00 result in the following:

Motion is made by Lou to raise pool passes across the board that's seconded by Donna with all in favor.

Early Price by April 30, 2026

Adult \$25
Ages 12-17 yrs: \$20
Ages 5-11 yrs: \$10
Ages 0-4 yrs: \$0
Guest Pass: \$40
Daily Rate: \$13

As of May 1, 2026

Adult: \$30
Ages 12-17 yrs: \$25
Ages 5-11 yrs: \$15
Ages 0-4 yrs: \$0
Guest Pass: \$45
Daily Rate: \$13

X. Closed Session

Motion to adjourn made by Lou seconded by Donna with all in favor at 8:23 PM.