

MARLTON VILLAGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
Monday, March 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, Casey Baraldi, Lou Pelosi, Frank Villari, Francis Burnette. Absent: Regina Wendte, Gene Amodei. Let the record reflect all who are in attendance and those who are absent.

II. Approval of February Meeting Minutes

Discussions regarding prices for pool passes and all are correct as listed in the February minutes. Motion to approve February minutes with no corrections by Lou that is seconded by Dottie with all in favor.

III. Residents' Concerns

Resident Lorelei Cannata (200 Empress Court) has a concern regarding the dumpster on Empress with no doors. Laurie notes and will call to have it replaced. Ms. Cannata also has requested year end custom summaries for 2025 which Laurie has given her.

Discussions among the Board regarding no parking sign on Cypress Court. Laurie does not have any updates from township or state but she will reach out again to see if she can get information. It is up to the Board if they want it taken out before we get final information. Ms. Cannata is concerned about the sign and curb painting as it's illegal but Board discussions are regarding legality (pending state/township information) vs. safety of residents (eg. room for passage of firetrucks or emergency vehicles). No action will be taken until we find out final information from township/state.

IV. Election of Officers

Dottie makes a motion to keep officers at their current positions if they accept nominations with that motion seconded by Lou. Nominees are as follows:

Marsha – President
Donna – Vice President
Francis – Treasurer
Frank - Secretary

All nominees accept this motion and motion is carried.

V. Architectural Report

No requests for the month of February.

VI. Treasurer's Report

CD Account - \$121,704.68

TD Money Market - \$100,810.59

TD Checking Account - \$18,667.29

TD Money Market Reserve Checking Account - \$357,822.04

Fulton Money Market Reserve Account - \$226,865.06

Citizen Bank Money - \$53,045.75

Total Account Balances: \$878,915.41

During the month of February, the total amount paid out for snow removal services was \$43,415.35. Total snow costs this winter so far is \$140,311.09.

Therefore, after all expenses and bills were paid for the month, there was a negative net income of \$-7.59. 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

As Francis mentioned we had 2 significant snowstorms in February and Gil's did great handling the snow removal. The contracts have been completed & signed for Aquasafe so we are all set for our 2026 pool season. Laurie was able to replace the stair treads on the ladder that were previously broken and has purchased extras in the event there's a future issue. Regarding unit at 133 Briar Court that was sold in February, there is an outstanding balance due and we are hoping to get the entire balance paid to us. The new owner of that unit also owns 6 other units in the development. Laurie has reached out to public works regarding potholes. She's also had to take the pool vacuum for cord repair but hopes that it will be ready this week. Regarding collections, things are going well; Laurie is receiving a lot of payments for accounts with arrearages. Regarding survey issue from last month, Ms. Greenblat has never gotten back to Laurie about that so still waiting for information from her to proceed. Lou has a question about Gil's snow removal – do we pay by the inch? Laurie reports there is a set dollar amount for 3-5 inches which is also based on time it takes as well as equipment that has to be used. Laurie reports that we did get a \$4600 credit on our last invoice from Gil's and that she's very pleased with their services.

VIII. Old Business

No additional info on unit on Aspen. On Hawthorne both units are being worked on. Laurie has reached out to owner and a contractor is working for her and she was able to talk both about the windows being installed. They submitted architectural requests for the exterior work being done and they have been very compliant.

IX. New Business

Dottie has spoken with The Gourmet Vendor Inc. and they will keep same price as last year for Memorial Day event. They will bring hot dogs and we will pay for whatever is distributed. They have also offered add on items and it's decided that we will move forward on the soft pretzels (100 for \$90.00). Dottie will contact him to finalize.

Motion to appoint The Gourmet Vendor Inc. as hot dog vendor for Memorial Day is made by Dottie and seconded by Donna with all in favor.

X. Closed Session

Motion to adjourn made by Lou seconded by Donna with all in favor at 7:44 PM.