

MARLTON VILLAGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
Monday, April 13, 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, Regina Wendte. Absent: Gene Amodei. Let the record reflect all who are in attendance and those who are absent.

II. Approval of March Meeting Minutes

Motion to approve minutes with no corrections by Lou, seconded by Regina.

III. Residents' Concerns

Resident Lorelei Cannata (200 Empress Court) has a concern regarding the dumpster on Empress with no doors. Laurie did contact the company and requested another dumpster with sliding doors. They have acknowledged the request and are working on fulfilling it. Regarding the large pothole that was previously filled in by the Township, Ms. Cannata reports that it looks like it is falling in. Laurie will reach out to the Township to see if they can repair again.

IV. Architectural Report

9 requests for fire damaged unit on Hawthorne; 2 for Briar and 1 for Fir Tree. Residents from 102 Aspen Court are in attendance at tonight's meeting to follow up on their request for a permanent patio cover in their backyard. They have supplied a picture of an example (home on Hawthorne has one) and Board has it contained in their packet. Board members look at pictures and discuss and it's confirmed that there is no impact to their neighbors. There are no objections by the Board to have the residents' request granted.

V. Treasurer's Report

CD Account - \$121,704.68

TD Money Market - \$100,810.59

TD Checking Account - \$26,312.55

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

Fulton Money Market Reserve Account - \$171,592.71

Citizen Bank Money - \$53,045.75

Total Account Balances: \$831,288.32

We experienced several heavy rains and wind storms which resulted in 4 trees falling and tree branches fell throughout the development which has to be removed and branches cleaned up.

We also had to pay for the last snow event at the end of February to Gill's Snow Services in the amount of \$43,415.35. And with the increases in all of the utilities including street lighting, there was a negative net income for March of -\$55,246.35.

But as you can see from the account balances above, we are still in great financial shape.

VI. Management Report

Playground repairs – Laurie was able to obtain the services of resident Mark Wright (Cypress Ct.) who did repairs of dry rotted wood – it's been stabilized, sanded, repainted and all work is complete. New playground swings have been ordered and installed, and everyone is happy with the result. Laurie also had Gill's put down rubber mulch in playground.

Laurie has purchased a green grass rug that will be installed over the wooden planks in area near baby pool and new umbrellas will also be purchased for pool area.

Regarding pool vacuum – Laurie took for repair but found that motor has died. We only had a 1 year warranty so new vacuum has been purchased.

Gill's will start grass cutting on Monday and will take care of turning over sand on volleyball court. Luna Landscaping has been very efficient with clean up from wind storms and all clean up from storms has been completed.

Collections are going well on Laurie's end and she expects balances to drop due to pool season. Pool pass sales are slow at this time but she expects they will pick up during the month of May.

Laurie has an update on rentals. As of 4/1 we have 99 rental units in MV. Because we do not have a rental cap, rental units may continue to increase. She is still on top of them as far as making sure landlords do register units. Laurie has found that the Township has not been enforcing registration. We do still have one issue with a unit that is overcrowded but Laurie does not have any contact information for that owner. Discussions suggest that Laurie look at Township tax records that are public to see if she can get any information. There is no failure to comply clauses in our rules and regulations so Laurie will just continue to try and obtain information on owners and also address if renters of those units come for pool passes.

VII. Old Business

Marsha reopens discussions about painted yellow curb issue re: parking. She has found relevant information in Title 39 of the Motor Vehicle Code for the State of NJ. Marsha suggests that Laurie contact the Fire Marshall to make an appointment for him to come and determine what curbs are allowed to be painted yellow. We have certain problem areas for parking (e.g.,

Hawthorne, Cypress) and we will let the Fire Marshall determine the legality of painted curbs. Laurie will contact him.

VIII. New Business

Regina makes a motion for no summer board meetings that's seconded by Donna. All are in agreement and motion carries for no meeting during June, July and August.

Laurie confirms that contract for hot dog vendor has been received and deposit has been sent. Laurie will make sure that check for balance is ready on day of event and Dottie will take care of. Laurie will also double check on rain date for the event.

Casey has a concern about electric scooters on the walking trails. Discussions among the Board and Laurie will see if scooters are included in new laws for electric bikes but will include something in the newsletter about the scooters and safety on the trails.

One of our homeowners would like to be involved in flowers that are in pool area. Discussions conclude that we will continue to leave this to the landscapers that choose the plants in order to omit any kind of potential injury to a homeowner carrying heavy water pails, pots, etc. and Laurie will speak to the landscapers to ensure that plants are properly watered throughout the summer.

IX. Closed Session

Motion to adjourn made by Regina that's seconded by Donna with all in favor at 8:10 PM.