

MARLTON VILLAGE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, November 10, 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, Frank Villari, Francis Burnette, Mike Grossman. Absent: Lou Pelosi. Also present is Board Attorney Chester Luszcz and Board Manager Laurie Lynard. Let the record reflect all who are in attendance and those who are absent.

II. Approval of October Meeting Minutes

Motion to approve minutes as presented is made by Gene and seconded by Donna with all in favor.

III. Residents' Concerns

Lorelei Cannata (200 Empress Court) inquires about no parking signs that were painted on curbs on Cypress Court. Ms. Cannata has checked and this is currently illegal and should have gone through local authorities (Municipal Fire Chief and Police Chief approval is required according to her research). Board discussions with Manager Laurie Lynard and Laurie reports that she is currently waiting for the municipal approval. These curbs were painted because there were several instances where emergency medical personnel and police & fire were unable to get around due to people parking behind others, etc. and this same issue was brought up by another resident at a recent meeting.

Ms. Cannata says that May and September minutes are not yet posted on the website but Laurie will check with consultant to make sure they are updated and available. Ms. Cannata's final concern is with Board Manager Laurie Lynard's salary for 2024. She has reviewed financials and reports that Ms. Lynard was paid more than was budgeted for 2024. Board Member Mike Grossman addresses her concern and explains that Ms. Lynard is paid hourly. Some of the extra hours that she was paid for were for her being present at weekend events and outside of her agreed to working hours where she is on call for any business that comes up. The Board is very grateful for Ms. Lynard for always being available and responsive and she is paid for all of the time that she works. Board Member Gene Amodei reminds Ms. Cannata that alternatively, all Board Members are serving on the Board as volunteers on their own time.

Next concern is from Board Member Gene Amodei – light on his court has still not been properly fixed. Laurie will follow up and request another fix.

IV. Architectural Report

Received 2 requests – 1 for new roof and 1 for new front door and storm door. Roof has been completed and doors are in the works. Both requests have been approved.

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

CD Account =	\$119,658.23
TD Money Market =	\$100,789.47
TD Checking Acct=	\$61,586.58
TD Money Market Reserve Chkg Acct=	\$359,939.99
Fulton Bank Money Market Reserve Account=	\$226,098.73
Citizen Bank Money=	\$53,045.75
Total Account Balances=	\$921,118.75

The month of August was a good month financially. After all expenses and bills were paid for the month, there was a positive net income of \$2,011.27.

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

The September and October Financial bank reconciliations were not included in the package this month to the fact that our Accountant, Scott Jenkins, must come and make adjustments to the account. Updated reconciliations will be provided to the Board at the next board meeting.

We need to approve the Budget for 2026 tonight.

The Board Members have reviewed the proposed budget and there are no questions. Motion to approve proposed budget as presented is made by Mike and seconded by Gene with all in favor.

VI. Management Report:

Laurie reports that everything went fine last month in MV. The work on the storm drain repair has been completed. Laurie has updated the total of rental units as of the end of October which now sits at 96. Out of the 96 we only have 9 which are unregistered and she is working to get their information. Although the Township will not be enforcing at this time, Laurie will continue to work on getting the information needed on these units.

Laurie has included in the Board's packet a proposal from Aquasafe. She has had 2 other pool companies reach out to her and she has requested bids from both. Once bids are received Laurie will check their references, etc. and then present same to the Board for review.

VII. Old Business

Marsha asks about the status of the playground equipment as noted as a resident concern at last month's meeting and Laurie reports that all of the concerns have been addressed and resolved (structure fixed, trash can added in playground).

VIII. New Business:

Donna asks Laurie if she could find a backup for her to hold another key for the playground in the event she is unavailable. Laurie will get a 2nd key made as well as a designed backup for Donna.

IX. Closed Session