MARLTON VILLAGE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MEETING
Monday, May 11, 2026

Meeting was called to order at 7:02 p.m.

I. Call to Order – Roll Call

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

II. Approval of April Meeting Minutes

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

III. Residents' Concerns

None.

IV. Architectural Report

For the month of April we received 6 requests – 3 roofs, 1 windows, 1 fence, 1 new patio structure all that were approved.

V. Treasurer's Report

Account Balances as of April 30, 2026

CD Account - $123,694.38

TD Money Market - $100,818.74

TD Checking Account - $23,542.17

TD Money Market Reserve Checking Acct - $357,850.96

Fulton Money Market Reserve Account - $171,823.50

Citizen Bank Money - $53,045.75

Total Account Balances: $830,776.50

After all expenses and bills were paid for the month, there was a positive net income of $1,369.73. As you can see, we are still in great financial shape.

VI. Management Report

On April 29th the Fire Marshall and a Fire Inspector came out re: complaint from homeowner about parking signs that were placed on Cypress Court. Marsha Jenoff and Laurie did walk through. After inspection of the painted lines, they informed us that we had 2 signs on each side of street that read "Fire Lane – Do Not Park". He advised removing those signs and replacing with one that says "No Parking" in those areas. We cannot use the "Fire Lane" signs because we are private development. We can however pass a resolution indicating what areas we want to designate to be no parking areas. Once we do that, we can put up sign that says, "No Parking – Vehicle Will Be Towed at Owner's Expense". The Fire Marshall went further down on Cypress to an area between the two trash dumpsters where folks have been parking – the Fire Marshall recommended that a "No Parking" sign be put there because the street is not wide enough between houses and curbs. We haven't received complaints from homeowners in that circle, but we can elect to pass a resolution to prohibit parking in that area. The Fire Marshall only touched on the issues on Cypress but we do similar concerns on Deer Park. Discussions evolve and determine that the potential resolution issue will be discussed at the September Board meeting and a resolution reached. Until then we cannot technically enforce any parking issues. The Fire Marshall will compile a report and send to Laurie that she will share with the Board Members when she receives it.

Regarding the pool, work is being done daily to prepare the pool and pool area for opening on Saturday, May 23. The County did come out and inspect and we are currently waiting on the electrical inspector. The hot dog vendor is in order for May 23 event. Laurie does not anticipate and issues for the pool opening.

Laurie did include something in the latest newsletter about the scooters on the walking path and safety for all.

Collections are going well and she has seen a decrease and expects that to continue.

VII. Old Business

None.

VIII. New Business

Laurie acknowledges to Lou that she's received the email re: branch on Kings Park and she will have that taken care of. Also, concerns about the pothole at Marlton Village Road & Deer Park that Laurie will also follow up on and have taken care of.

Board Attorney Chester Luscz is present and brings to the Board's attention the need for an ADR in our documents. Under Bradburn Law (state statute), there is a requirement to have an alternative dispute resolution in our bylaws. We now only have violations procedures. Chet has drafted a resolution but has included with the Board's packet a recommended form for ADR resolution procedures that's been prepared by the State. If this recommended form is passed this resolution will be adopted. Chet recommended the proposed resolution form be mailed to all residents and also that Laurie will ask in the newsletter if any resident owner would like to volunteer as a mediator for this panel and if she does in fact get any names, she will begin a list.

Motion is made by Regina and seconded by Gene with all in favor to adopt the proposed resolution.

IX. CLOSED SESSION

Motion to adjourn made by Regina that's seconded by Lou at 7:54 P.M.