

VILLAS AT PARKWOOD ESTATES CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF HOMEOWNERS
MAY 1, 2018

I. Call to Order/Roll Call

The meeting was called to order. The meeting was held at Crescent Township Municipal Building.

Present:

Frank Greco

Robert Skinner

Michael Chicora

Robert Pugliano

Rita Melynchek

Representing CMP:

Jennifer Burgess – Community Manager

Rosemary Cozewith – Asst. Community Manager

Homeowners:

40 Unit Owners

II. President's Report

Mr. Chicora provided informational updates to the membership in attendance. Mr. Chicora advised that the Board has hired an independent consulting firm to evaluate the roofs. Once the roofs have been evaluated the Board intends to notify the community and put the work out for bidding. Mr. Chicora also advised that the Board of Directors intends to be transparent and would appreciate that rumors be kept to a minimum. He also advised that solicitors are required to have a permit from the township. If the solicitor cannot present an ID and the permit, Mr. Chicora encouraged that unit owners contact the police department.

III. Treasurer's Report

Mr. Pugliano provided a report to the membership with updates from the March 2018 financials.

IV. Unfinished Business

a. Roof Inspections – Please note the President's Report.

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- b. Driveway Replacement – Ms. Burgess advised that she inspected the area and noticed that there are several driveways that had cracks and previous patches that are failing. The Board of Directors intends to evaluate these driveways.
- c. Window Trim Repairs – The window trim is made of particle board and it has been determined that of the 72 homes, nearly 60 have rotted.

V. Committee Reports

- a. Financial – Mr. Pugliano reported that a 5-member financial committee has been established. The primary goal is to review all contracts and to determine ways to receive outside revenue.
- b. Landscape – Mr. Chicora advised that Mr. Walker has resigned due to health issues. Mr. Chicora requested volunteers to join the landscape committee.

VI. Homeowner Comments

The floor was opened for homeowner comments. The following items were discussed 1) alterations, 2) speed limit, 3) reviewing the roofing report, 4) gutter repair, 5) roof inspections, 6) document changes, 7) community inspections, 8) community mulching, 9) alterations, 10) snow removal damage; 11) health code on waste removal/animal carcasses, and 12) water near the furnace.

VII. Adjournment

Upon motion duly made, seconded, and unanimously carried, the *May 1, 2018 Villas at Parkwood special meeting of the homeowners was adjourned.*

Respectfully Submitted,

Robert Skinner

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Board Secretary