

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)  
VIRTUAL BOARD MEETING MINUTES  
FEBRUARY 22, 2022**

**BOARD MEMBERS PRESENT**

BRENDA PURDY  
SHELLEY HAVENER  
CARRIE SILLIMAN  
CHARLES WHITE, JR.  
GINGER EVERETT

**MANAGEMENT ATTENDEES**

JIM UVENA                               CAVALIER MANAGEMENT PRESIDENT  
JILLIAN CULLINANE               CAVALIER MANAGEMENT GROUP ADMINISTRATION  
DAN CULLINANE                   CAVALIER MANAGEMENT GROUP OPERATIONS

**CALL TO ORDER**

President Brenda Purdy called the meeting to order at 7:00 p.m. The meeting was held virtually, using ZOOM, in accordance with Admin Resolution No. 04-2021. Notification of the virtual board meeting was posted on cavaliermanagementhoa.com.

**ESTABLISHMENT OF QUORUM**

Five (5) board members present.

**Homeowner and Resident Forum - 2 minute limit per owner/resident**

- Four (4) homeowners were in attendance: Kristen Morgan, Tiffany Washington, Kimonita Reid, Sandy Flatequal.
- One homeowner spoke about their disability.

**APPROVAL OF MINUTES**

The October 26, 2021 Board Meeting Minutes were reviewed. MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.

**FINANCIALS REPORT**

Operating Fund Balance (Checking), as of 1/31/22: \$60,452.96  
Reserve Association Balance (Savings), as of 1/31/22: \$379,880.32  
Accounts Receivable as of 1/31/22: \$37,729.91  
As previously discussed, the snow removal line item is \$4296.40 over budget.  
Collections Attorney Status report as of 1/20/22: 9 current owners in collections, 1 prior owner, Total collected from 10/16/21-12/31/21: \$7,750.00.

**OLD BUSINESS**

- There was discussion regarding amending the parking regulations to require owners to turn in parking tags in between tenants and that they must register any new tenants. Any new vehicles must also be registered with the association.

**NEW BUSINESS**

- HIMA - Lot 115C was reviewed: NO MOTION WAS MADE TO APPROVE, HIMA Denied.
- IRS Revenue Ruling 70-604 Resolution: Motion to adopt IRS Revenue Ruling 70-604 Resolution FY ending 12/31/2021: Brenda, Seconded: Carrie, Motion passed unanimously.
- Guzman and Company, January 29, 2022 Snow Treatment invoice, \$3029.00: MOTION TO APPROVE: SHELLEY, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY
- Request for reimbursement - 16215 Cypress Court, \$1500.00: TABLE FOR NOW
- Freddy & Son Roofing, Job: 18-44150 roof repairs proposal, \$8400.00: MOTION TO APPROVE: CARRIE, SECONDED: CHARLES, MOTION PASSED UNANIMOUSLY

- R&R Windows, Inc., Order: 13586 - 4217 Stockbridge proposal, \$5835.31: TABLE UNTIL MORE INFORMATION CAN BE COLLECTED AND REVIEWED
- R&R Windows, Inc., Order: 13603 - 16219 Taconic proposal, \$6835.63: TABLE UNTIL MORE INFORMATION CAN BE COLLECTED AND REVIEWED
- R&R Windows, Inc., Order: 12714 - 16297 Taconic proposal, \$6015.31: TABLE UNTIL MORE INFORMATION CAN BE COLLECTED AND REVIEWED
- World Cleaning & Restoration, 4201 Stockbridge proposal, \$80.00: MOTION TO APPROVE: SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY
- World Cleaning & Restoration, 16240 Taconic proposal, \$1550.00: MOTION TO APPROVE: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY
- World Cleaning & Restoration, 16211 Taconic proposal, \$1400.00: NOT APPROVED

Executive Session - Violation Hearings and to discuss matters involving violations of the rules and regulations

- MOTION TO GO INTO EXECUTIVE SESSION AT 8:09PM: BRENDA, SECONDED: GINGER, MOTION PASSED UNANIMOUSLY.
- MOTION TO COME OUT OF EXECUTIVE @ 9:00PM: CARRIE, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.

Return to Regular Session from Executive Session

- Unit 094D Hearing Results: Motion to fine \$10/day for up to 90 days or until the violation is corrected: Shelley, Seconded: Ginger, Motion passed unanimously.
- Unit 070A HIMA (retroactive): Motion to approve retroactively, any future changes require a HIMA prior to any changes being made: Shelley, Seconded: Charles, Motion passed unanimously.
- Motion to approve the following officer positions: Brenda, Seconded: Ginger, Motion passed unanimously:
  - BRENDA PURDY - President
  - SHELLEY HAVENER - Vice President
  - CARRIE SILLIMAN - Secretary
  - CHARLES WHITE, JR. - Member at Large
  - GINGER EVERETT - Treasurer

**Next Board Meeting date**

- MARCH 29, 2022 AT 7PM ON ZOOM (Board meetings are the last Tuesday of the month)

**Adjournment:** MOTION TO ADJOURN @ 9:39PM BY SHELLEY, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.

Submitted by JILLIAN CULLINANE, Property Manager, Cavalier Management  
 On behalf of the Stockbridge Condominium Secretary

---

Motion to approve February 22, 2022 Board Meeting Minutes made by BRENDA PURDY.  
 Seconded by CARRIE SILLIMAN.  
 Motion passed unanimously at the MARCH 29, 2022 Board Meeting.