

**STOCKBRIDGE CONDOMINIUM ASSOCIATION (SCA)
VIRTUAL BOARD MEETING MINUTES
MARCH 29, 2022**

BOARD MEMBER ATTENDEES	MANAGEMENT ATTENDEES	HOMEOWNER/RESIDENT ATTENDEES
BRENDA PURDY SHELLEY HAVENER CARRIE SILLIMAN CHARLES WHITE, JR. GINGER EVERETT	JIM UVENA JILLIAN CULLINANE DAN CULLINANE	Kimonita Reid Victor M. Harper II Tiffany Washington Kandis Nelson Rudy Washington

CALL TO ORDER

President Brenda Purdy called the meeting to order at 7:04 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.

APPROVAL OF MINUTES

The February 22, 2022 Board Meeting Minutes were reviewed. MOTION TO APPROVE: BRENDA, SECONDED: CARRIE, MOTION PASSED UNANIMOUSLY.

FINANCIALS REPORT

Operating Fund Balance (Checking), as of 2/28/22: \$71,010.88

Reserve Association Balance (Savings), as of 2/28/22: \$379,924.03

Accounts Receivable as of 2/28/22: \$45,544.35

As previously discussed, the snow removal line item is \$7325.40 over budget as of 2/28/22.

Budgeted FY 2022:

Deck repairs: \$15,000.00

Gutter cleaning: \$2300.00

Power washing to come out of General repairs

Guzman and Company, Inv. 031222, 3-12-2022 Rock salt, \$450.00: Motion to approve for payment: Shelley Havener, Seconded: Brenda Purdy, Motion passed unanimously.

OLD BUSINESS - No old business

NEW BUSINESS

- J.L. Affordable, 16194 Taconic Circle deck repair, \$995.00
 - Motion to approve: CHARLES WHITE, JR., Seconded: GINGER EVERETT, Motion passed unanimously.
- J.L. Affordable, 16221 Taconic Circle deck repair, \$850.00
 - Motion to approve: CHARLES WHITE, JR., Seconded: GINGER EVERETT, Motion passed unanimously.
- J.L. Affordable, 16232 Taconic Circle, deck repair, \$550.00
 - Motion to approve: CHARLES WHITE, JR., Seconded: GINGER EVERETT, Motion passed unanimously.
- J.L. Affordable, 16280 Taconic Circle, deck repair, \$1895.00
 - Motion to approve: CHARLES WHITE, JR., Seconded: GINGER EVERETT, Motion passed unanimously.
- Gutter Cleaning proposals were tabled to April Meeting
 - Guzman and Company, Proposal#: 03112022, \$1900.00
 - The Gutter Kings, Proposal#: E14328, \$3985.00

- Power Washing proposals were tabled to April Meeting so management can obtain a 3rd proposal, and that all proposals include ALL units and ALL stairs
 - ProExteriorWash Plus, LLC, Estimate#: 2022-16, \$6000.00
 - World Cleaning & Restoration, 3/22/22 Proposal, \$14,800.00

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

- Five (5) homeowners were in attendance.
- There were questions regarding the gutter cleaning and power washing. There was also discussion regarding dogs off leash and snow salt treatment.

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

- MOTION TO GO INTO EXECUTIVE SESSION AT 7:43PM: CARRIE, SECONDED: BRENDA, MOTION PASSED UNANIMOUSLY.
- MOTION TO COME OUT OF EXECUTIVE @ 9:51PM: BRENDA, SECONDED: SHELLEY, MOTION PASSED UNANIMOUSLY.

Return to Regular Session from Executive Session

- Unit 094D: Motion to set deadline to May 3, 2022 to obtain DMV registration for motorcycle and update license and inspection done by April 8, 2022: Shelley, Seconded: Charles, Motion passed unanimously. Owner must communicate with management on any updates.
- Management presented attorney communication, dated March 3, 2022, regarding window repair/replacement/maintenance responsibilities. Motion to continue with how the association has been handling window repairs and replacements, making sure to prioritize windows in bad shape: Brenda, Seconded: Shelley, Motion passed unanimously.
- R&R Windows, 4217 Stockbridge Drive, \$5835.31 - Tabled
- R&R Windows, 16297 Taconic Circle, \$6015.31 - MOTION TO APPROVE: CHARLES, Seconded: BRENDA, Motion passed unanimously
- R&R Windows, 16304 Taconic Circle, \$263.54 - MOTION TO APPROVE: BRENDA, Seconded: CARRIE, Motion passed unanimously
- R&R Windows, 16219 Taconic Circle, \$6835.63 - MOTION TO APPROVE: BRENDA, Seconded: SHELLEY, Motion passed unanimously

Next Board Meeting date

- APRIL 26, 2022 AT 7PM ON ZOOM (Board meetings are the last Tuesday of the month)

Adjournment: MOTION TO ADJOURN @ 9:52PM 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 March 29, 2022 Board Meeting Minutes made by GINGER EVERETT.
 Seconded by SHELLEY HAVENER.
 Motion passed unanimously at the APRIL 26, 2022 Board Meeting.