

Village Gate Homeowners Association, Inc.

Meeting Minutes

MARCH 13, 2024

Evangeline Coleman called the meeting to order at 7:01 PM. The meeting was hosted on Zoom.

Quorum was established - 7 board members in attendance at the time of establishing quorum, 8th board member joined after quorum was established:

1. David Hernandez
2. Evangeline Coleman
3. Janet Heath
4. Mohammad Mia
5. Harold Simmons
6. Ana Carranza
7. Wayne Smith
8. Cecil Cobb - after quorum

Management in attendance: Dan Cullinane, Jill Cullinane

Homeowners/guests in attendance:
Herberto Blandon/Lida Polo
Anna Danielle Hansen
Clint A. Draper

Approval of February 14, 2024 Meeting minutes

Motion to approve: Harold Simmons. Seconded by: Mohammad Mia. Motion passed unanimously.

Introductions of Board Members and Management to owners/guests in attendance.

Hearings for Past Due Balances

- Motion to go into Executive Session at 7:08pm: Evangeline Coleman. Seconded by: David Hernandez. Motion passed unanimously.
- Motion to come out of Executive Session at 8:13pm: David Hernandez. Seconded by: Harold Simmons. Motion passed unanimously.

Hearing Results

- Motion to suspend parking for Lots: 101, 120, 131, 136, 143, 150, 156 in accordance with the governing documents: Cecil Cobb. Seconded by: Janet Heath. Motion passed unanimously.
- Motion to accept payment of \$500 due by 3/31/24 and remaining balance through 12/31/24 due by 4/30/24 for Lot 045: David Hernandez. Seconded by: Janet Heath. Motion passed unanimously.
- Motion to accept payments of \$250.00/month due by the last day of the month until the balance through 12/31/24 is paid in full for Lot 093: Evangeline Coleman. Seconded by: Harold Simmons. Motion passed unanimously.
- Motion to not suspend as long as payment for the balance through 3/31/24 is made by 3/31/24 for Lots: 083, 134: David Hernandez. Seconded by: Cecil Cobb. Motion passed unanimously.
- Motion to not suspend as long as payment for the balance through 12/31/24 is made on 3/14/24 for Lot 157: David Hernandez. Seconded by: Cecil Cobb. Motion passed unanimously.

Financials/Treasurer's Report

- Treasurer, Janet Heath, and Manager, Jill Cullinane, presented the February 2024 financials, to include the Balance Sheet and Profit & Loss Budget vs Actual. Janet confirmed the Truist bank accounts have been set up and the TD bank accounts have been closed. Management reported that they are still waiting to receive the Jan 2024 TD Bank bank statements for both accounts and the TD Bank MM account 2/2/24 closing bank statement. TD Bank informed Ms. Coleman that they could not email her these statements and that they would be mailed to our P.O. Box. Management has not received them to date. Motion to accept the Treasurer's Report as read: David Hernandez. Seconded by: Mohammad Mia. Motion passed unanimously.

Paving Proposals

- Management presented three proposals for paving on Royal Court and Pheasant Lane, with an option to include Sherwood Place.
- Board agrees to do all three courts: Royal, Pheasant, and Sherwood.
- Board agrees to table voting on a proposal until all board members have reviewed all three proposals for paving all three courts, and will vote at the April board meeting.

2024 Board Meeting Schedule @ 7pm

Board agreed to the following dates/locations:

APRIL 10, 2024 (2nd Wed) (Cavalier Office with Zoom option)

MAY 15, 2024 (3rd Wed) (ZOOM ONLY)

2024 ANNUAL MEETING WITH BOARD MEETING TO FOLLOW (DATE/TIME/LOCATION TBD), SATURDAY, JUNE __, 2024

JULY 10, 2024 (2nd Wed) (Cavalier Office with Zoom option)

AUGUST 14, 2024 (2nd Wed) (ZOOM ONLY)

SEPTEMBER 11, 2024 (2nd Wed) (Cavalier Office with Zoom option)

OCTOBER 9, 2024 (2nd Wed) (Cavalier Office with Zoom option)

NOVEMBER 13, 2024 (2nd Wed) (ZOOM ONLY)

NO DECEMBER MEETING

Motion to Adjourn @ 9:06 pm made by David Hernandez. Seconded by: Mohammad Mia. Motion passed unanimously.

Approved by unanimous vote by the Board of Directors at the April 10, 2024 Board Meeting.