

SHERMAN PINES HOMEOWNERS' ASSOCIATION, INC.
Edgewater Management Group, LLC

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MINUTES OF BOARD MEETING HELD
September 20 2017

Time: Meeting started promptly at 7:00 - 8:16 PM

Present: Scott Wiggins, Don Burnham, Mike Young, Bill Andrews, Kelly Wolfe (EMG), Matt Mazur (Ianniello Anderson, P.C.) until 7:47 PM

Absent:

Agenda:

- **Approval of prior board meeting minutes**
- **Past Due/Legal Action**
- **Financial Review**
- **Old Business**
- **New Business**

Approval of Prior Board Meeting Minutes

We approved the meeting minutes from the June 8, 2017 board meeting

Past Due

- \$13,285.22 Past Due as of August 31st
- Lien in the amount of \$10,845.46 (lawyer is involved, disclosure and discovery phase is ongoing with a possible judgement as the expected outcome)
- Lien in the amount of \$2084.76 (homeowner has been paying the agreed \$75 per month)
- Past due \$105 (in contact with the homeowner)
- \$90 - need to check further since it seems the house was foreclosed or ownership transferred to a bank
- \$60 - owner has been paying
- \$50 - new owners, Edgewater not informed that the house sold
- \$50 - statement sent

Financial Review

The operating checking account has a balance of \$11,909.51 and the money market checking account has a balance of \$10,484.00. We have one CD at Key Bank in the amount of \$25,630.32. The consolidate CD at Hudson River Credit Union is for \$178,350.32.

All of the balances above were as of September 20th

Old Business

- HOA Rules And Regulations- to be discussed and agreed at the annual meeting on the path forward - No movement on this topic yet

New Business

- 30 Fawn Lane was given permission to trim some branches that are over the garage and driveway
- The website that was in a previous homeowners name has been transferred to Edgewater
- We gave 60 Peachtree Lane permission to remove brush that was behind their house and bordered common land
- Annual meeting date is November 15th 2017 after the septic pumping that is scheduled to start on October 23rd

Next Meeting Date & Time

After the annual meeting in November 2017

Thank you.

Sherman Pines Board of Directors