

Morningside Estates Board Meeting

Date: 2.5.24

4PM

Location: remote

Invitees:

Michael Rizzo - President

Todd Czarcinski - Treasurer

Dave Piazza - Secretary

Tom McLaughlin -Advisor

Absent: none

Agenda:

Secretary - Overview of By Laws and amendments -

Clarify and communicate key topics:

parking

exterior

other??

Treasurer – update on financial state of the HOA

next steps/recommendations

Review current AWSC, LLC status. Recommend next steps and all options.

Call to Order: The meeting was called to order at 4;16 PM BY by President Michael Rizzo.

Approval of Previous Minutes: NA

Financial Report:

The treasurer presented the financial report to date. Current balance \$17,060.76

Molly/ villa services manager paid \$850, on the 10th of each month.

Smiths landscaping next invoice due is \$3412.80

Requested from insurance carrier balance s due for policy and dates due.

Discussion on current budget status, outstanding dues, and financial projections.

one owner due for October 2023 and Jan 2024. Communicated they are sending.

AWSC, LLC current balance due - \$68, 409.95

(excluding the 35% discount on sale of units 10&12)

Committee Updates:NA

Architectural Review Committee report TBD

Landscaping Committee report TBD

Old Business: NA

Review of action items from the previous meeting:

NA

New Business:

Overview of By Laws and amendments -

Clarify and communicate key topics:

 parking – created a map w/parking per villa shown as well as “open” access spots (green)

 will further define what parking is per villa.

 exterior – legal definition of what exterior is to be written and added to amendments

 other??

Review current AWSC, LLC status. Recommend next steps and all options.

request to Jim to rent #18 to use as storage for various items, some of which are stored there presently.

Identify Michael Rizzo as point of contact with Ronald Shubert.

Discussion on New Business ;

Upcoming Events:

to schedule owners meeting for March 2024

TOPICS TO DISCUSS;

 need assessments on costs to complete decks

 need estimates for pursuing legal action

Announcement of Upcoming Events:NA

Planning for Upcoming Event:NA

Homeowner Concerns: will gather at owners meeting

Homeowners raised concerns about :

Board's response and resolution - NA

Announcements:TBD

Next Meeting:TBD

The next board meeting is scheduled for March at Time - tbd.

Adjournment: The meeting was ended with zoom time out.