

Morningside Estates Board Meeting

Date: 4 25.24

1PM

Location: remote

Invitees:

Michael Rizzo - President

Todd Czarcinski - Treasurer

Dave Piazza - Secretary

Molly Colestro - guest

Absent:

Agenda:

Secretary – review agenda topics

Treasurer – update on financial state of the HOA

Call to Order: The meeting was called to order at 1 pm by President.

PREVIOUS BUSINESS –

account balance as of 2 5 2024 - \$17060.76;

received lawn proposal and accepted;

Requested bids for insurance and chose carrier;

Settled with AWSC, llc for \$20,000 plus January and April assessments for shells owned;

Approval of Previous Minutes:

Financial Report:

provide financial report up to date.

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

Committees :

determine if we need at this time committee(s) for;

Renting & parking

landscape, maintenance and exterior change requests

Old Business Pending: NA

New Business:

Overview of By Laws and amendments -
website

discuss special assessment for driveway and determine cost based on bids received

Clarify and communicate approved amendment 13:

- parking -
- exterior – legal definition
- renting policy - tbd
- other??

unit 10 & 12 discount

get legal counsel on “sponsor” involvement, amendment 13, annual filings, legal filings for amendments

Discussion on New Business ;

Dave P on site Mid June and scheduled meetings with blacktop contractors

call will be scheduled with board post bid process to determine special assessment cost per villa

Upcoming Events:

to schedule owners meeting for May 2024?

Announcement of Upcoming Events:NA

Planning for [Upcoming Event:NA

Homeowner Concerns:

gutters sealing and cleaning (downspouts)

driveway

Bees and exterminating

Board's response and resolution - NA

Announcements:TBD

Next Meeting:TBD

The next board meeting is scheduled for prior to owner meeting.

Adjournment:

The meeting was adjourned at xxxx by President.