

3 Chisolm Street Quarterly Board Meeting

August 3, 2023

President, Pam Simons, called the Zoom meeting to order at 5:32 pm

In addition, in attendance were Gregory Van Schaack, Gary Zuar, Darren Marshall and Bill Maneri.

The Board had a general discussion about the needs of the HOA and the upcoming capital improvements. The Board then discussed how to accomplish what would appear to be some major capital expenditures coming in the near future, including roof repair, stucco repair and foundation spalling. An assessment is imminent as well as the need for increasing our reserve fund. Mr. Zuar presented several options for special assessments plus regime fee increases. Mr. Marshall amended one of them and although we are still firming up estimates for various projects, there was a general consensus on what the amount will be and how it will be raised.

The meeting was adjourned at 6:15pm

Respectfully Submitted,

Gregory Van Schaach
Secretary of the Board.