

Penn Towers Homeowners Association

Board of Directors Meeting Minutes

Zoom Meeting – 6:00 PM

March 21, 2023

Meeting called to order at 6:09 PM by Michael Gualtieri.

Board members present: Jillian McKinney, Michael Gualtieri, Andrew Huff, and Tim Shea.

Board members absent and excused: Nancy Miller

CPMG Staff: Korey Bueng, Association Manager.

Quorum of Board of Directors established. March minutes recorded and transcribed by Korey Bueng.

Homeowner Forum:

Thank you for attending. This an opportunity for homeowners to briefly state their concerns/suggestions. Please provide the Board of Directors your name and address prior to speaking. The Board is not obligated at this time to act or answer to issues but they can table it for a future meeting if necessary. **Homeowners have the opportunity to address the Board on all action items, before Board action is taken.**

- There were two homeowners present, but neither had any topics for discussion.

Meeting Minutes: February 21, 2023

- On a motion made by Tim Shea, seconded by Jillian McKinney and unanimously carried, it was resolved to approve the February minutes as written.

Financials:

- Motion to approve the February 2023 financials prepared by CPMG was duly made, seconded and unanimously carried, subject to audit.

President's Report: Michael gave a brief report on some issues the community is currently facing including security concerns, trash and recycling removal, and technical issues with the invoice software.

Association Managers' Report: Korey Bueng

- Korey Bueng gave an update on daily operations.

Old Business/Discussion Items:

- The Board discussed trash removal services from various vendors, but did not come to a decision as of yet.

New Business

- It was resolved to remove GFL Environmental from autopay due to a discrepancy regarding recycling pickup services.

Contracts/New Business: None.

Contract(s) Approved Between Meetings: None.

Hearings: None.

Correspondences: None.

Executive Session: None.

Adjournment: 7:09 PM.

Next Meeting: April 18, 2023 – 6:00 PM (Zoom)

Minutes approved:

Michael Gualtieri, President Date

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