

Penn Towers Homeowners Association
Board of Directors Meeting Minutes
Zoom Meeting – 6:00 PM
November 15, 2022

Meeting called to order at 6:03 pm. by Michael Gualtieri

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

Board members absent and excused: None

CPMG Staff: Korey Bueng, Association Manager

Quorum of Board of Managers established. Minutes were taken and transcribed by Korey Bueng.

Homeowner Forum: There were two homeowners present.

Meeting Minutes: September 20, 2022

- On a motion duly made, seconded and unanimously carried, it was resolved to approve the September 20, 2022 minutes as written.

President's Report: Michael discussed current issues facing the community, including an abandoned vehicle on the property, the presence of transients in the car ports,

Association Managers' Report: Korey Bueng

- Korey Bueng gave an update on daily operations.

Old Business/Discussion Items:

- The Board discussed sending out a mailing to notify homeowners of the increase in homeowner dues for 2023.
- The Board discussed various maintenance issues, including some lights that needed replacing.

Contracts/New Business: None

Contract(s) Approved Between Meetings: None

Financials:

- Motion to approve the October 2022 financials prepared by CPMG, was duly made, seconded and unanimously passed, subject to audit.

Hearings: None

Correspondences: None

Executive Session: None

Adjournment: 7:06 p.m.

Next Meeting: January 17, 2023 – 6:00 PM (Zoom)

Minutes approved:

Michael Gualtieri, President

Date