



Cromwell Hills Condo Assoc. (#1), Inc. – Phase 1

9 Birch Court
Cromwell, CT 06416

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www.cromwellhills.com

Meeting Minutes

Regular Meeting of The Board of Directors

Wednesday May 18, 2022

6:30pm – Clubhouse Conference Room {Zoom Broadcasted}

Meeting called to order by chair at 6:31pm. Quorum Present

Present: Eric Voide, President; Jim O’Toole, VP; Donna Vahlstrom, Acting Secretary; Eugene Goldstein, Treasurer; Joe Corliss, Member; Gina Margiotta, Member.

Absent: Becky Alferi, Secretary; Joe D’Amico, Member; David Shelton, Member

Unit owner comments

- None

Accept the minutes of the April 19th meeting

- Motion by Goldstein, 2nd by Corliss, 5-0. Motion passes.

Accept the Treasurer’s Report - Remanded by chair to the end of the Agenda

Old Business

- Rescind the motion for a special assesment which was tabled for 60 days from the April 12th meeting
 - Motion by Goldstein, 2nd by Corliss, 5-0. Motion passes.

New Business

- The office is hiring pool attendants for the summer. Call the office if interested.
- Discussion regarding pool leaks remanded to subsequent meeting(s) after study of engineering report
- Discussion regarding unit owner comments and agenda items
- Discussion regarding plainting trees in Chesnut where new decks installed, and Hemlock
- Discussion regarding adding a chair lift to the clubhouse

Report of Newly-Elected board members from May 17th Unit Owners Meeting and selection of officers by board members at immediately subsequent Organizational Meeting. Terms allocated with regards to vote plurality:

- | | | |
|-----------------------------------|--------------|----------------|
| • President Eric Voide | 34 Cedarland | Term Exp. 2024 |
| • Vice President James O’Toole | 35 Chestnut | Term Exp. 2022 |
| • Secretary-Elect Donna Vahlstrom | 37 Chestnut | Term Exp. 2023 |
| • Treasurer Eugene Goldstein | 28 Pine | Term Exp. 2024 |
| • Member Joe D’Amico | 24 Holly | Term Exp. 2023 |
| • Member Gina Margiotta | 12 Hemlock | Term Exp. 2023 |
| • Member David Shelton | 15 Pine | Term Exp. 2024 |

Committee Reports

- None

Property Manager Report

- None

Work Order Report

- Question regarding repairing peeling paing on some decks
- Light out on the corner curve of Chestnut
- Residents encouraged to enter work-order requests through Buildium or call the office

Resale Report

- Corliss reports five in April and May without incident

Accept the Treasurer's Report

- After a brief explanation of understanding financial statements and reports, Motion made by Goldstein, 2nd by Corliss, 5-0. Motion passes.

For the Good of The Association

- The board would like to publically recognize the contributions of Anne in the office as well as Phil the Maintenance person for their dedication and support during this transition.

Motion to Adjourn by Corliss, no second required, unanimous consent at 7:21pm

Next Meeing: Tuesday June 21, 2022 6:30pm – Clubhouse Conference Room & Zoom Broadcast

Respectfully Submitted.

Donna Vahlstrom

Acting Secretary