

CSG APPROVED MOTIONS

From AppFolio: 4/12/2025 – 5/16/2025
Executive Working Meeting: 5/6/2025,
and Community and BOD Meeting: 4/15/2025

MOTION 04-01-25, App. 4/15/2025, T. O’Connell moved to approve the consent agenda.
B. O’Connell seconded. YES – 6, NO - 0

MOTION 04-02-25, App. 4/15/2025, M. Martin moved to approve Rex White as Chair of the
Architecture Committee. A. Ziegler seconded. YES – 6, NO - 0

MOTION 04-03-25, App. 4/16/2025, in AppFolio, Architecture Committee
recommendation for approval given for new front door at 500 Beechmast. Color, style, and
material match existing. No cost to HOA.

MOTION 04-04-25, App. 4/16/2025, in AppFolio, 475 Beechmast repair of original deck,
gap in siding, loose trim and torn foundation screen repaired. Awarded to JcNjC Home
Repair. \$2,835.50

MOTION 04-05-25, App. 4/17/2025, in AppFolio, 387 & 388 Lyndfield garage aprons
replaced, bricks repointed, awarded to CTI General Contracting, \$1,658.50

MOTION 04-06-25, App. 4/18/2025, in AppFolio, Communitywide roof blowing and gutter
cleaning awarded to Southern Outdoor Restoration, \$5,920.

MOTION 04-07-25, App. 4/18/2025, in AppFolio, The Closes: Wintercrest East and West,
Brampton, Crossvine, Lyndfield, and Baneberry, will have their siding pressure washed with
biodegradable mildewcide using low pressure spray from hydrant. Awarded to Southern
Outdoor Restoration, \$11,800.

MOTION 04-08-25, App. 4/18/2025, in AppFolio, Communitywide mulching to include pine
straw mixture in the common areas and mulch in front yards. Awarded to Ruppert, \$9,983.

MOTION 05-01-25, App 5/6/2025. Diana Sinisi moved to enter into Executive Session. Sibyl
Wilmont seconded the motion. YES – 5, NO – 0.

MOTION 05-02-25, App 5/6/2025. Alan Ziegler moved to amend the HOG to clarify terms in CSG's master insurance policy coverage certificate, specifically to delete the following sentences from the HOG 2024 section V. Insurance part A (second sentence of third paragraph, p.11): "Also be advised that any additions or modifications to the original construction, such as decks, cabinetry, flooring, countertops, and bathroom updates are not covered under the Master Policy" and from part B (first sentence), delete "as well as any improvements." Diana Sinisi seconded. YES – 5, NO – 0.

MOTION 05-03-25, App 5/6/2025. Diana Sinisi moved to record confirmation of board acceptance of settlement agreement via email on 4/23/2025. Alan Ziegler seconded the motion. YES – 4, NO – 0, Abstained - 1.