

CSG APPROVED MOTIONS

From AppFolio: 9/09/2025-10/XX/2025

Community and BOD Meeting: September 16, 2025

Motion 09-02-2025, Approved 9/16/2025, Diana Sinisi moved to make the following changes to the agenda: Correct the Meeting Minutes date to August 19, 2025; Change the date of the next meeting from October 21 to November 1, 2025, the date of the Annual Meeting. Martha Martin seconded the motion, Yes-5, 1 Abstain, 1 Absent. Motion carried.

Motion 09-03-2025, Approved on 9/16/2025, Diana Sinisi moved to approve the Consent Agenda with the changes to the agenda noted above. Martha Martin seconded the motion. 6-Yes, 1 absent. Motion carried.

Motion 09-04-2025, Approved on 9/16/2025, Diana Sinisi moved to approve the scope of work as submitted by the Drainage Committee. Martha Martin seconded the motion, 5-Yes, 1 Abstain, 1 Absent

MOTION 10-01-2025, Approved on Oct. 1, 2025, Bonnie O'Connell moved to approve the 2025 adjusted budget as presented. Second by Diana Sinisi. Yes-6, Absent-1. Motion carried.

MOTION 10-02-2025, Approved on October 1, 2025, Martha Martin moved to accept the proposed 2026 budget as amended to change the Management Contract fee to \$50,000. Second by Tom O'Connell. Yes-6, Absent-1. Motion carried.

MOTION 10-03-2025, Approved on October 7, 2025, Diana Sinsi moved to accept the proposed Management Contract for 2026-2028. Second by Sybil Wilmont. Yes-6, Absent-1. Motion carried.

MOTION 10-04-2025, Approved on October 16, 2025, in AppFolio. Approved a Garage Door Service Contract for preventative maintenance on each garage door once a year. (10-point inspection, lubricating entire system, tightening chains/belt, adjusting: spring tension, motor settings, safety sensors, adjusting and reprogramming remotes, keypads and homelink. Awarded to Garage Doors Unlimited \$20,400 (\$1700 per month).

MOTION 10-05-2025, Approved on October 20, 2025, in AppFolio. Approved repair of twelve walkways (Baneberry: 302, 309, 320; Whisperwood: 343; Linden: 359, 368; Lyndfield: 401; Brampton: 409; Wintercrest East: 422, 424, 428; Beechmast: 497) Awarded to Juan Bautista \$4750.

MOTION 10-06-2025, Approved on October 22, 2025, in AppFolio. Approved fall planting to include removal and replacement of shrubs and trees to enhance our neighborhoods. Awarded to Ruppert Landscaping not to exceed \$15,000.

MOTION 10-07-2025, Approved on October 23, 2025, in AppFolio. Approved aeration and seeding of common areas and units where it is determined to be viable for seed germination. Awarded to Ruppert Landscaping. \$6900.