

**YARDLEY ESTATES HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS/BUDGET MEETING**

**THURSDAY, September 1, 2022 – 7:00 P.M.**

**ZOOM MEETING**

**ESTABLISH QUORUM – CALL TO ORDER**

Establishing a quorum of the Board at the Yardley Estates Homeowners Association, Inc. President, Stacey Steinbaum called the meeting to order at 7:02 p.m. Board members present to constitute a quorum were Stacey Steinbaum, Adam Giovia, Tomas Lynch-Absent, Jessica Sullivan. Representing Integrity Property Management was Russ Sanguedolce. Notice of meeting was verified. 15 Owners attended by Zoom including the board.

**PRESIDENTS REPORT** –Stacey presented her report on progress of issues in the HOA. White fly treatment is working well.

**MINUTES**

Board reviewed the prior meeting minutes and Stacey motioned, Adam seconded and all in favor.

**FINANCIALS**

Financials were read by the PM and reviewed by the Board.

**NEW BUSINESS**

Rental Amendment was discussed and some owners asked questions that were answered. Stacey motioned to move forward and have the attorney draw up the papers, Adam seconded and all in favor.

Median lights fixtures were discussed and the PM told the Board he meet out there with vendors to see what we can do. City of CS has grant money available to help the association on something like this.

Pressure cleaning the concrete drain swales was discuss and tabled till next year.

HOA insurance policies were discussed and Board asked PM to have it all looked at with another broker.

Board asked PM to get quotes for mulching the community in the front entrance and surrounding outside.

Board asked PM to get holiday light proposals.

Board & PM answered questions from owners after the meeting.

**ADJOURNMENT**

With no further business to discuss Adam motioned, Stacey seconded and all in favor at 7:52 PM.

Respectfully Submitted:  
Russ Sanguedolce, PM, LCAM