

Central Park Home Owners Association Phase 1 Annual Meeting

May 24, 2021 7:00 pm held at Pool outdoor pavilion

Board Members presents: President Craig Chismar, VP Eric Krieger, Secretary Jennifer Raab, Special Projects Patti Najduk (Mark Vacca treasure was absent due to work)

Art Village Presentation to inform CPHOA 1 of new facility within the community

Landscape and ground Maintenance- BB and True Green are running behind due to lack of workers. Patience is requested as both companies are having great difficulty hiring employees post Covid/Unemployment.

Plan to put more rocks in the islands. Weed control being used to help with weeds. LED are now throughout Central Park Phase 1.

1 new dog waste stations will be installed by our BOD on the North End of the Gazebo Park. All dog waste stations will be equipped with solar lighting also.

All 4 "Courts" and both (2) Islands WILL be addressed this summer with weed killing and removal, new layer of red shale rock and replacement of any sand stone boulders in poor condition. Begonia Brothers are providing the B.O.D. with estimates for these courts, landscaping with tree trimming, dead tree removal, dead bush removal, bush replacement where needed and mulching for all 4 of our common area parks and the Denton Road Burm from Times Drive to the walking bridge. The BOD will proceed as needed and budgeted for this season but some or most of the work will be delayed to fall or next season if need be.

Begonia Brothers have numerous irrigation repairs scheduled to our aging 21 year old sprinkler system.

Roads: Curb replacement to begin THIS summer (2021). \$200,000 dollars in work approved costing HOA 20% or \$40,000. The entire intersection sidewalks at Times Drive and Manhattan Circle will be torn out and replaced with curbing to avoid car damage and cars missing corners developing ruts and damage. Twp Engineers and President Chismar are working on approval for a complete 2inch Mill and Cap project for ALL our surface asphalt roads in Phase 1 of our subdivision. This means our subdivision will have all new asphalt road placed down starting the summer of 2022. The Road Millage Program that the Association was approved for caps at \$200K per season so it will most likely take 4 years to complete this “new asphalt” roadway project for our 2 miles of road surface in our sub. The Association will only be responsible for 20% of each year's total of \$200,000 dollars in work. Our Association will be given a new surface asphalt roadway valued at almost 1 million dollars for about \$160,000 dollars separated at \$40k per year for 4 years. This current board believes this project is feasible and will NOT require any raise in dues or special assessments. 3 Storm drains have been found to still have construction barrier cloth from the original Pulte build in 2000 and the Twp. Responded and removed these barriers to those streets affected should see better drainage after rain and severe storms. ALL storm drains in our roadways will be repaired this summer with no cost to our association.

Home Maintenance- We continue to monitor homes and appearance. If home owners don't keep their homes up after attempts made from board, the board will take control and fix repairs and place lien on home. Several FIX and REPAIR letters have been sent out to homes in our subdivision that need immediate attention.

Budget- Mark Vacca was out due work conflict. Budget looks balanced and funds are at a good level. Money Balance matched Bank Statement activities. Liens placed on homes that have not paid dues and homes requiring Association Landscape Intervention.

Elections 2020 (NOTE: due to Covid 19, No annual HOA Meeting or Elections were held in 2019).

Elections were held for Special Projects Coordinator/Assistant to Board position, Treasurer and Vice President. Board opened floor up for nominations. Motion for Current board members to remain motion was seconded. Elections passed with no changes made to this current Board of Directors.