

Central Park 2 HOA

Meeting Minutes

Date: February 21, 2024

Time: 5:30PM

Location: 1150 Canton Center Road

Attendees:

| | | |
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| David Duggan | Bechara Barghout | |
| Jeff Ukraineec | | |
| Shay Allen | | |
| Christina Soutar | | |
| Karl Neyhart | | |

Agenda:

- Introduction -Dave Duggan
- Treasurers Report - Jeff Ukraineec
- Secretary Report - Karl Neyhart and Shay Allen
- Communications - Karl Neyhart
- Grounds Update - Christina Soutar
- Architectural Review - Shay Allen
- Elections - Dave Duggan
 - Election Procedure
 - Collection/Tabulation of Ballots
 - Questions and Answers
 - Election Results

Discussion Topics:

Introduction

The board introduced themselves and discussed their background and the role that they play on the Board of Directors.

Discussed the Board positions that were up for election at the meeting.

Board members with another year in their term:

- Dave Duggan
- Christina Soutar

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- Shay Allen

Board members up for election:

- Jeff Ukrainec
- Karl Neyhart

Treasurers Report

Reviewed 2023 financial highlights and the 2024 budget. Discussed major projects for 2024 including:

- Tree replacement
- Township road repair contribution
- Entrance island improvements/refresh
- Miscellaneous expenses including retaining pond bubblers and community sidewalk repair

Presented that we have moved a portion of the reserve into a CD account to earn additional interest to offset increases to annual owner HOA fees.

Secretary Report

Discussed that the main place to interact and find information regarding the HOA is the website: www.centralpark2hoa.org. Registering on the site adds the person to the community's email distribution list. At the time of the meeting 267 of 298 residents (89% of homes) have registered. This is up 12% over last meeting

Communications

Reviewed 2023 with highlights including the transition of responsibility to Karl Neyhart. Discussed 2024 objectives that include:

- Replace sandwich board signs for notices and events.
- Evaluate alternative methods of communication
 - Development of community Facebook page.
 - Residents inquiries
 - Announcements from the BOD

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Grounds Update

Reviewed 2023 accomplishments and discussed 2024 initiatives including:

- Tree removal and replacement
- Landscape maintenance service provider selection and contracting
- Replacement of faulty fountains in the retaining ponds

Architectural Review

Discussed the role of the Architectural review and the reasoning behind the need for approvals to ensure our neighborhood maintains a common look and that is visually appealing. Also discussed the reasoning for the fine structure and the need to review and potentially adopt a new progressive structure to ensure residence take the process seriously.

Elections

Jeff Ukraineec re-elected as Treasurer

Karl Neyhart re-elected as Secretary

New Business

Discussion of the Spring/Summer Newsletter was discussed and agreed to topics that would be included.

Meeting Adjourned.