

# The Villages at Cinnaminson Harbour

## The Villages at Cinnaminson Harbour Open Meeting

October 27, 2021 at 7:00pm

### Board Members

Jeffrey Simon | Cat Cestaro | Chris Tams | Denise Hurley-Forgach | Marty Haggerty

### Camco Management

Erin Watson | CAMCO Community Manager

### Agenda:

1. Roll Call
2. Proof of Notice
3. Approval of Prior Meeting Minutes
4. Amendment Informational Portion – Pat McGlone, McGovern Legal
5. VOTE TO AMEND DECLARATION
  - a) Voting open until 10/27/2021
  - b) Needs to be binding at Open Meeting for ratification
  - c) Come to terms on Amendment
  - d) Petition by Court if not 67%
  - e) Highlights inspections: Sect 6 (Villas), 4A (Townhomes) + 4C (Townhomes near clubhouse)
  - f) 104 Votes by Nov 4<sup>th</sup>.
  - g) 385 total residents

### **Q&A**

- *Will this Amendment affect our dues & fees*  
No.
- *If this goes to Court; how quickly will the Judge vote;*  
yes, 100%

### **6. Old Business**

- a) Adding Trash Cans for tot lot and Park on Fela (Denise)
- b) Establish Committees (Marty): Documents are required to establish a 'Committee'
  - Social
  - ARC

### **7. New Business**

- a) Comcast – New 3 Year Agreement



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## b) 2022 Budget Review

- 2021 Coming from Water Club Semi-Annually
- 2022 Replacing Key Fobs/System
- 2022 Gazebo
- 2022 Maintenance for dog poop stations
- Q&A on budget:
  - Why do we get \$\$ from Comcast?
  - Landscaping improvements?
  - Legal Fees: why is the cost going up?
- Budget vote = Approved

c) 2022 Meeting Schedule: 2/23/2022, 5/18/2022, 8/24/2022, 11/16/2022

## 8. Homeowner Questions/Concerns

## 9. Adjournment



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