

THE
VILLAGE  GRANDE®
AT ENGLISH MILL

**Special Meeting of the Board of Trustees Meeting Minutes
August 30, 2023
2pm**

The Board of Trustees Meeting of the Village Grande at English Mill Homeowners Association for August 30, 2023, was called to order at 2pm by Board President, Jeanette Harris. The meeting was held in the Grande Room at 1 Village Grande Road, Egg Harbor Township, NJ 08234.

Vice President Abe Greenbaum conducted a roll call that confirmed a quorum of Trustees including Jeanette Harris, Eileen Mayer, Jo-anne Goldberg, and Sue Carey (via Facetime).

The previously distributed agenda has been sent to the community via email, voicemail, and posting in the clubhouse.

MOTION made by Abe to adopt the agenda as distributed seconded by Jo-Anne.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

New Business

Abe Greenbaum motioned to terminate the management agreement with Dilucia Management Corporation dated June 22, 2022. The motion was seconded by Sue Carey. The Board made the following statement:

Essentially, it is the Board's opinion that the Association is not receiving the contracted services, guidance, and expertise that we are paying for on a monthly basis. Very simply, it is the Board's opinion that the services provided do not match the overall cost.

Our notice provides for a 90-day transition, which means a projected start date for our new management company on December 1. We are in negotiations with another management company (subject to the review, negotiation, and approval of an acceptable written agreement by the Association's counsel,) who will work closely with Dilucia during the transition period.

The Board will also collaborate with the new management company to select a community manager who we feel will be an ideal fit for this community. We will do our best to ensure a smooth transition and very successful relationship in the years to come.

The community was provided up to 3 minutes to address the Board regarding this topic.

Vice President Abe Greenbaum called for a roll call vote on this motion.

Sue Carey- In favor

Jeanette Harris- In favor

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Jo-anne Goldberg- Opposed

Eileen Mayer- Opposed

Abe Greenbaum- In favor

Vote: 3 in favor, 2 opposed

Resolved: Motion carried

The Board thanked the homeowners for their attendance and stated they would do their best to ensure the transition is as seamless as possible.

Adjournment

MOTION made by Jeanette to adjourn the meeting seconded by Abe.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

Eileen Mayer announced her resignation from the Board following adjournment of this meeting.

This meeting of the Board of Trustees has been adjourned.