

***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 – 5988**  
**(610) 436-8900 Telephone**

**DRAFT – MA APPROVAL PENDING**  
Minutes of the Monthly Master Association Meeting  
Hybrid - Ardmore Room and via Zoom  
May 1, 2025

Attendees: Kathi Sullivan (A); John Myatt (B); Linda Erdos (C); Al Imperial (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Kim Morton (J); Tom Ullman (K); Mary Ellen Pernice (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); Pete Thompson (T); John McDonough (U); Mark Hutchinson (V); (W); Pierre Nolin (Y); Chris Price (Z); and Ed McFalls. Also present was Marc Fraser, Chief of Security.

President John Myatt called the meeting to order at 3:00 pm.

The minutes of the April 3, 2025 Master Association meeting were approved as submitted.

**UPDATE ON STORMWATER MANAGEMENT**

Ed McFalls reviewed the status of the storm water management efforts and improvements. Revised plans have been received for Merrifield basin and Kennett area. Dan is working on plans for Ashton.

*Finance Committee-John Andrews*

John Andrews reported on the Finance Committee.

We have 18 CIF checks as of 4/29. The Committee met on Monday.

*Projects Committee-George Earle*

John Myatt and John McDonough reported on the Projects Committee.

Pavilion –We are waiting on the permit approval for the electrical plans for fans and lights.

John McDonough reported the installation of acoustic panels for the Community Center is scheduled for mid-July

Boardwalk and Deck Committee. The DEP review has been completed. The Committee is expected to recommend engaging JMR Engineering to work on grading plans.

*Security Committee- Marc Fraser*

Marc Fraser reported on the Security Committee. The Greenhill North Gate double gate system has been completed.

We have sent out RFPs to multiple vendors for the alarm system. He is expecting proposals from four of the six.

*Sports Committee-*

The tennis courts are scheduled to be groomed sometime this spring. The bocce court grooming is also being scheduled.

*Pool Committee-John Andrews*

John Andrews reported on the Pool Committee. They met earlier in April. Thanks to Nancy Bucceri, they have a new pool registration software program in place. Many events are scheduled through the summer. The pool deck has been completed and we are waiting on final inspection.

*Community Center – Marc Fraser*

Marc Fraser reported there was not much to say on the Community Center as he has been focused on the North Gate double gate project.

OLD BUSINESS

AQUA. We are getting mixed signals on what the proposed project will entail. Ed has recent communication from a new Construction Manager for the Great Valley Division that relays a completely different scope of project from what Louis Silvestri of ERM has been communicating to him. Ed will try to get to the bottom of it with Aqua.

SUNOCO. The hearing was held on March 18. Lawyers have submitted their briefs and we are now waiting for the judge's ruling.

NEW BUSINESS

The BOD Election will be held in July. Candidate Information Form has been included in packet for anyone wishing to submit their name. Incumbent Kim Morton is NOT running for re-election.

There being no additional business, the meeting was adjourned at 3:43 PM

The next meeting will be Thursday, June 5, 2025 at 3:00 PM.

Respectfully submitted,  
Kim Morton, Secretary