

Hershey's Mill Homeowners Association
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DRAFT – MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting
Hybrid - Ardmore Room and via Zoom
June 5, 2025

Attendees: Tarrissa Hockenberry (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); Josie Iacobacci (J); Tom Cassidy (K); (M); Nancy Bucceri (O); Jeff Taylor (P); John Andrews (Q); John Hlis (R); Bob Bogan and Jim DeFalco (S); John Barsottini (T); John McDonough (U); Mark Hutchinson (V); (W); George Earle (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. He introduced Ed Isselmann and reported the Board has appointed him to fulfill Kim Morton's unexpired term. John also reported that Ed McFalls had received four Candidate forms for the four Board openings so these four (John Andrews, George Earle, Ed Isselmann and Jack Nilon) will be elected by acclamation at the July 10th meeting.

The minutes of the May 1, 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. Contractors are working on proposals for those projects. Ed reported on showing photos to the Board of the effects of the severe thunderstorm on Friday, May 16 and how our improvements functioned very well.

Finance Committee-John Andrews

John Andrews reported we have 29 CIF checks as of 6/3. He reported on the balances for the various reserve funds as follows: \$1,445,890 in Capital Reserve, \$211,991 in Vision Quest and \$237,121 in CIF Fund.

Projects Committee-George Earle

George reported the Pavilion is in use with many compliments. The fans and lights have been installed. George hopes to see the white wire replaced or painted. A bulletin board has been provided. John McDonough reported the acoustical panels will be installed in the Wooldridge Hall at the CC in mid-July. A president asked if all the natural wood would be covered and John said no – a good bit of it will remain visible. John reported the Board was at somewhat of an impasse with the Boardwalk and Deck group due to a difference of opinion about how to make it handicap accessible.

Security Committee- Marc Fraser

Marc reported he was tweaking an issue at the North Gate where sometimes windshield tags are opening both gates. He reported the Committee has four (4) proposals in hand for the alarm replacement and monitoring program. The figures came in a little better than had been

anticipated. The Committee will schedule Zoom sessions to get answers to some clarifying questions.

Sports Committee- Dave Nagurney

Dave reported the tennis courts were groomed today. Grooming of bocce has been delayed by weather conditions. Memorial Day was very successful with about 150 to 180 people milling around and participating in different activities. The food truck sold out of products.

Pool Committee-John Andrews

John commented the Pool opened successfully on Saturday, May 24th, though it was very chilly the first couple of days. The new deck is very well received. Manager Tim has a full complement of lifeguards ready. The Committee meets again June 9th.

Community Center – Marc Fraser

Marc advised the group the Committee will be meeting in mid-June. Operations are running smoothly.

OLD BUSINESS

AQUA. Ed reported confirmation of a broader project to begin at the Main Gate, turn left onto Chandler and extend around to almost Zephyr including runs into Ashton, Inverness, Chatham and Devonshire. Still working on details.

SUNOCO. The hearing was held on March 18. Lawyers have submitted their briefs. Judge asked for some more information which has been provided.

NEW BUSINESS

John Myatt presented a PowerPoint slide deck on the impact of the golf club and landscape operations on the values and attractiveness of Hershey's Mill. He advised the group the Board has done a fair amount of due diligence, but before continuing into a negotiation phase wanted an indication from the members whether they support the concept of acquisition. Since there was considerable concern of what would happen if an outside firm acquired the operations, most of the members recommended the Board continue its study of possible acquisition.

There being no additional business, the meeting was adjourned at 4:16 PM

The next meeting will be Thursday, **July 10**, 2025, at 3:00 PM.

Respectfully submitted,
Ed McFalls, Recording Secretary