

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
January 8, 2026

Attendees: Stef Slobuski (A); John Myatt (B); Linda Erdos (C); Karen Kreider (D); Steve Frondorf (E); Margaret Callahan (F); Dave Nagurney (G); Frank Wiley (H/L/N); Ed Isselmann (I); Josie Iacobacci (J); Tom Cassidy (K); Elisa Dinger (M); Nancy Bucceri (O); Bill Vazquez (P); John Andrews (Q); John Hlis (R); Jack Nilon (S); John Barsottini (T); John McDonough (U); Mark Hutchinson (V); John Wilson (W); George Earle (Y); Chris Price (Z); Ed McFalls (MA). Also present was Marc Fraser, Director of Security.

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

The Minutes of November 6, 2025, Master Association meeting were approved as submitted.

Finance Committee-

John Andrews reported we have 99 CIF checks in for 2025 through late December. He reported on the various reserve balances and commented on the committee's review of the November financial statement for the Master Association which was included in the packet for the meeting. The Finance Committee recommends that the scheduled quarterly transfer from CIF to Replacement Reserve accounts be suspended until there is a known outcome with respect to the potential HMGC & HML purchase.

Security Committee-

Director Marc Fraser reported on the status of the Vector agreements. The monitoring, maintenance and testing agreement with the Master Association has been signed and distributed to the villages. Most of the villages have executed the installation agreements. Marc mentioned that Vector still wants to execute a pilot program testing the installation in the various applications of homes at Hershey's Mill – townhomes, single detached, quad buildings, homes with elevators, etc. Vector then hopes to begin the installations in general in early February. Informational meetings will be scheduled and available to residents whose alarm system installation will be occurring within a 30-day period. Vector wants residents to be home and available at the time of installation so certain choices can be articulated. Until such time as a majority of a given village has received its installations, that village will receive a refund of the \$23 per house monthly monitoring fee. The refunds will go to the village HOA's for each council's discretion on use, application or refund of those monies. The members asked a number of good questions which Marc answered to their apparent satisfaction.

OLD BUSINESS

Ed McFalls reported on the letter of intent with Ace Hardware for use of the former Rite Aid building. An issue has arisen because Ace requires the use of some parking spaces for an outdoor sales area, and such use will mean the Township's required parking ratio will likely not be met – thereby requiring an effort to secure a variance from this requirement. Members expressed an interest

in seeing an Ace Hardware come to the center, so they want to be informed if and when a Zoning Board hearing is scheduled.

NEW BUSINESS

Ed reported on inclusion in the meeting packet of resumes of three (3) incumbent directors of Green Hill Sewer Association whose terms are up for renewal. On motion made and seconded, Fred Pioggia (Yardley), Joe Kahn (HLN) and Don Thompson (Ulster) were all re-elected to new 3-year terms on the GHSA Board.

John Myatt then provided an update on the Board's efforts to reach an agreement in principle for the acquisition of HMGC and HMLD that could then be presented to the full MA for its consideration. The Board has made a couple of proposals to the Wooldridge Organization. Berto Wooldridge had made some response to the first proposal but asked to postpone further discussion on the Board's most recent proposal until after the year end holidays and his having an opportunity to review year end financial results. The Board wants to see concrete progress on the discussions by early February. MA members asked John a number of questions which he answered as best as could be done under circumstances of an on-going negotiation.

There being no additional business, the meeting was adjourned at 3:54 PM.

The next MA Meeting is scheduled for Thursday, February 5, 2026, at 3:00 PM.

Respectfully submitted,
Ed McFalls, Recording Secretary