

HANOVER SQUARE CONDOMINIUM ASSOCIATION, Inc.

1804-A Frederica Road . Saint Simons Island, Georgia 31522

Robert C Ussery
President
Secretary
Treasurer

Vice President

1802
Stroud Family Trust

1804
Ussery-Rule Architects
Coastal Endodontics
Reserve At Frederica

1806
Beachview Events
Travel Agency

AGENDA

TUESDAY MARCH 18, 2024 10:00 A.M.

(Minutes of the meeting taken by Ussery Rule office manager)

1. **Approval 2024 Minutes** sent via email last year and with this year's invitation
2. **2025 Officers:**
 - _____ President / Secretary / Treasurer
 - _____ Vice-President
3. **2024 Expense & Income Report**
4. **2025 Proposed Budget and Square Foot Assessment and Late Fees** – No Increase in dues anticipated.
5. **2025 Secretary of State And Tax** - filed as required
6. **Condominium Declaration** copies are available at your expense OR they can be obtained at the county offices. \$75.00 paper copy or \$35.00 electronic file as Approved Annual Meeting 2005
7. **Contact Information** – please inform of any changes to your company contact information and emergency contact. Email HanoverSquare@urarch.com with your information and that of EACH STORE OWNER AND ADDITIONAL TENANTS.
8. **Limits of Responsibility of Association for Interior Repairs of individual units** - Association is not responsible for inside repairs. Outside roof leaks will be paid. Inside roof leaks or damages are not approved. Motion agreed annual meeting 2023.

OLD BUSINESS

9. **Dumpster** – respect usage, flatten boxes, close lids. Rates changed from \$162.46 to \$207.34 (increased \$44.88 monthly)
10. **Exterior security lights** – maintained with daylight savings change
11. **Insurance** – new commercial coverage proposal
12. **Landscape Service** – Coastal Greenery new company. (Increase from \$300 to \$720)
13. **Tree trimming** – will be completed annually and we are on company schedule.
14. **General Repairs** – ADA access has been completed at all buildings. Roof repairs at 1804 Unit-C completed. Water main break repairs completed.

NEW BUSINESS

15. **Improvements:**
 - Parking lot concrete and pressure wash
 - Entrance / Exit signs – pending
 - Other Improvements?

ADDITIONAL BUSINESS

16. **Building 1802** – Tommy Stroud requests windows and doors to be installed
17. **Building 1806** – Zachary Veal requests repair of roof covers AND additional dumpster