

Greenville Overlook Maintenance Corporation

*c/o First Service Residential
5301 Limestone Road, Suite 228
Wilmington, DE 19808
(800).870.0010*

Greenville Overlook Community Meeting Minutes 8.7.25

Attendees

- Kathy Salvatelli
- Danielle Quercetti

Agenda

1. Introduction
2. Presidents address
3. Financial Report
4. New/Old Business
5. Open Forum

Discussion Summary

Financial report and delinquencies
Capital improvement funds
Safety issues

- Landscaping and Snow Contracts 2026
- Homeowner demographic information update

1. Budget status for 2025, and number of past due accounts

Greenville Overlook Status year to date is on track for expenditures, only the snow removal is over budget For the second half of the 2025 assessment as of July 31 there are 22 homes that have not paid for the 2nd half.

2. Strategy Updates & Market Outlook

- Capital Improvement Fund -T-Bills have matured and have been transferred to a high yield account for continued growth.

2. New Business

Safety Concerns and maintenance of homes

Newsletter was sent to the community with reminders about

low hanging branches over sidewalks. Letters have gone out to owners to prune their tree branches to a minimum height of 6' above the sidewalks for safety.

General Home Upkeep – Lawn mowing, wash siding, maintain shutters and keep of door spaces tidy.

Pedestrians are not using sidewalks, walking in the middle of the street which is dangerous.

Roads have been turned over to DelDOT and Greenville Overlook is enrolled in the snow reimbursement program.

In the process of updating homeowner demographic information, contact management company for the census form to complete.

Reviewing management contract and seeking competitive proposals for property management.

Updating the landscaping and snow contracts for 2026.

Old Business

Speeding in the community continues to be a problem

Attendee inquired about the status installing speed bumps

Property manager to contact DelDOT to get information to see if speed bumps are an option in Greenville Overlook

5. Open Discussion