

BOARD OF DIRECTORS MINUTES

March 20, 2019

PRESENT: Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Tina Talansky (TTa), Amy Wert (AW), Paul Luff (PL).

ABSENT: Merle Neulight - Scribe absent

RR: Call to order 9:02

I. Prior Minutes

A. **JM:** Motion: Approve February 20, 2019 minutes as presented. **PL: 2nd** Approved 5-0.

II. Financial Review

A. Delinquency Report

a. **AW:** Indicated that the homes at XX and XX Villa are continuing late payments.

B. Treasurers Report

a. **MS:** MMF all under \$250K threshold. Customers Bank has moved to a rate of 2%. Covenant Bank to 1.75% to go to 2% in June.

b. **MS:** Review of all accounts and all bills have been paid. AW noted that the phone bill was \$59 and appears now to be correct.

c. **MS:** \$10,847 was moved from the Reserve into Capital to repay part of the lighting conversion – street lights.

d. **MS:** Audit of 2018 financials was distributed in the Villas Voice.

e. **MS:** Reserve Analysis was distributed from Continental. Discussion on items on the list and the interest income being applied to the roof line items. Pool furniture is due to arrive in April. Last lighting project is the pool – to be done shortly. New elliptical and bike are fully set up in gym.

f. **MS:** Indoor pool floor on hold pending work to be done on the walls first. Discussion on this and the valve that was leaking that fills in the indoor pool.

g. **MS:** Fountain was installed yesterday. Need to verify timer.

h. **TTa:** Discussion on the need to revise the contract for the ballroom.

TTa: ACTION: Will work with PL and RR to try and get a revised version for the board to review.

III. Landscape and Architectural

A. xx Five Ponds Circle- light over garage and patio request. Rejected style not in keeping with the neighborhood.

B. xx Villa – Dish installed on roof years ago. Discussion. Documentation completed and submitted. Approved 5-0.

C. xxx Villa – landscape request. All in order. Approved 5-0.

D. TT: quote 1 - for tree removal and/or replacement. **PL: ACTION:** Will review and advise board.

E. TT: quote 2 – for creek bed clearing. No map attached. Asked AW to have TT provide. **PL: ACTION:** Will review and advise board.

F. JM: xxx Fairway concern on mulch. Discussion. No action

G. PL: Reviewed request for fixes at the guard house. Discussion. MS to talk with contractor and Carson regarding items.

H. MS: Discussion on putting lighting on the walkway around the pond. To get ideas and quotes from Frank's Electric.

IV. Grounds Maintenance Schedule- No open items.

V. Maintenance Schedule

RR: Anchor to be scheduled to do fire extinguishers and alarms/sprinklers. MS reminded RR regarding the outside sprinkler replacement.

VI. Homeowner's Log request

A. Drain at xxx Fairway discussed with possible roof drain maintenance to minimize driveway deterioration. One estimate was for \$10,400 with an entire new driveway. Discussion on payment and other options. **PL: ACTION:** Will contact his drain contractor and Genesis Concrete will look at it as well.

B. Total Turf Log

a. **AW: ACTION:** Will send it over to TT for confirmation of actions.

VII: Homeowner Insurance Review (COI)

AW: reported that all review was completed and approximately ten people will be sent notices of insurance issues.

VIII. Correspondence

A. AW: xxx Fairway – snow damage complaint. Discussion. Sprinklers are the homeowner's responsibility.

B. AW: xxx Clubhouse – Window issues. **JM: ACTION:** Will give owner information on contractors.

C. AW: xxx Clubhouse – landscape issue with ferns on wall. Discussion. **AW: ACTION:** Will get quote on removal.

D. AW: xx Five Ponds Circle – crack in driveway. To be put on fall list for repair.

IX. Additional Open Items

A. JM: Quote for camera move and additional camera added in kitchen. NTE \$700. **MOTION:** Approved 5-0. \$450 from capital for the new one, \$250 from maintenance to move the other one. Manion will be required to repair the hole in the siding outside.

B. JM: Pool drains to be determined and done by the end of April for the inside. Soon after opening in the outdoor pools. **JM: ACTION:** Will send information to AW for county paperwork.

C. RR: Warminster Water Authority issue on repair of sewer lateral at 249 Fairway. Continuing discussion with the Authority and their counsel.

D. JM: Discussion on rules for charity events and how those charities are chosen. Action tabled.

E. RR: Concern on the floor being wet outside the pool area near the bathrooms. Discussion on additional mats. **RR: MOTION:** Add an additional mat in the hallway. No second. Tabled. **PL: ACTION:** Will review with the Zumba members to get their input.

F. MS: Brief discussion on the clubhouse upgrade process. Expensive list of items so far from the contractor. Trying to obtain alternate quotes on some items. Need to have the committee that is working on this continue the effort.

G. JM and MS: Discussion on trespassing vs. soliciting. Need to have a clear list of locations that solicitors cannot go to in the township. **PL: Action:** Will contact Warminster to see if there can be a list and include Five Ponds.

X: Next Meeting - Tuesday, April 23, 2019 9:00 am

XI: Adjournment - **JM: MOTION:** Adjourn **MS: 2nd** 5-0. Adjourned at 12:08 pm.