

## BOARD OF DIRECTORS MINUTES

July 16, 2019

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

TTa: Entered meeting later.

RR: Opened the meeting at 9:00am.

### I. PRIOR MINUTES

- a. **PL:** Accept the prior minutes from June 18, 2019 as sent. **JM:** 2<sup>nd</sup>. 4-0.

### II. FINANCIAL REPORT

#### a. Delinquency Report

- i. **AW:** XXX Fairway Dr-\$250 plus \$15 late fee
- ii. **AW:** XXX Fairway Dr-\$247 plus \$15 late fee
- iii. **AW:** XX Villa Dr-\$250 plus \$15 late fee
- iv. **AW:** XXX Villa Dr-\$500 plus \$30 late fee. **AW: ACTION:** This is more than 90 days delinquent. Papers to be filed.

#### b. Treasurers Report

- i. **MS:** As of July 1<sup>st</sup>, Customers Bank increased interest to 2.25%.
- ii. **MS:** There were two resales \$5928.
- iii. **MS:** Five homes were sold
- iv. **MS:** \$392 from Erie Insurance for half of the tree.
- v. **MS:** We received \$5802.59 for the pool furniture from our Capital One account which will be put in our Reserve Account under Pool Furniture.
- vi. **MS:** We are over 64% for Ground Maintenance and Other but for Snow and Other we are below by 44.58% and 5% under budget.
- vii. **PL:** Interest \$587. It seems that number is low. Discussion and most of it is accrued at year end.
- viii. **MS:** Envirogreen took all the "junk" in the Clubhouse-vending machine, old file cabinets, etc. for \$200.
- ix. **MS:** AM Mechanical bill for \$204 for the broken flow pipe in the indoor pool.

- x. **MS:** There were two broken umbrellas-one was no charge and the other was for the Sunbrella's cost of \$93. There is a third umbrella which is snagged which I will review with the representative. The umbrellas have a five-year warranty.

### III. LANDSCAPE

#### a. Quotes

- i. **PL:** #18-2019 from Total Turf (TT) Vole Issues-Remove all the Blue Rug Junipers on the wall plus the 12 dying roses near 118 Fairway for \$1425 and replace with 15 three-gallon Gold Thread Cypresses in the fall for \$940. **PL: MOTION:** see the above **TTa: 2<sup>nd</sup>.** 5-0 All agreed.
- ii. **PL:** 90 Villa Dr-dead shrubs below the wall on common bed. The quote from TT to remove the four rose bushes is \$100. Recommended replacements would be Day Lilies (\$225), Gold Thread Cypress (\$240) or Roses (\$240). **PL:** Remove roses. **PL: ACTION:** Will look at 90 Villa to determine replacement material and will speak with TT.

#### b. Owner Landscape Concerns

- i. **AW:** XX Villa-multiple issues-sent to TT awaiting quote
- ii. **AW:** XXX Fairway-tree concern-**PL: ACTION:** Will look at it. Thinks it may be on Christ's Homes' property
- iii. **AW:** XXX Villa-dying tree-sent to TT awaiting quote
- iv. **AW:** X Five Ponds Circle-dead tree-sent to TT- awaiting quote
- v. **AW:** XXX & XXX Villa-tree concerns. **PL: ACTION:** Will look at the trees and have TT look at this.

#### c. Owner Requests for Approval

- i. **PL:** XXX Villa-tree removal request. A Locust tree was removed at XXX Villa. Owner at 115 Villa requested two Locust trees to be removed. The owner at XXX Villa will speak with XXX Villa about removing the two trees and planting one between the two homes. This was conditionally approved by the Board. **JM: ACTION:** Will speak with TT about a quote.

d. **Other**

- i. **MS:** Has Clayton or Haydon spoken about dirt or some ornamental grass or something decorative under the gate on Delmont Ave? **AW: ACTION:** Will speak to Clayton about that.
- ii. **PL:** There are dead bushes in front of the Clubhouse. These will be replaced in the fall.

**IV. GROUNDS MAINTENANCE SCHEDULE**

- a. **MS:** Still speaking with AI from AM Mechanical about the float in the pond.
- b. **MS:** TT will mow this week. Want to be sure that no mowing will be done during the excess heat which is coming. On a two-week cycle right now.
- c. **MS:** All else is done.
- d. **PL:** There are dead bushes in front of the Clubhouse. Will replace them in the fall.

**V. SPRING INSPECTION**

- a. **AW:** Spring inspection was done in the entire development.

**VI. MAINTENANCE SCHEDULE**

- a. **MS:** All has been done.
- b. **MS:** We need to speak about a snow contract.

**VII. OPEN ITEMS**

- a. **AW:** XXX Fairway- **AW:** Will contact resident to remove the deflated Mylar balloons on the outside of the windows.
- b. **AW:** XXX Villa-Driveway wall was hit. Only three blocks were disturbed. **AW: ACTION:** Will send letter to repair when feeling better, as suggested.
- c. **AW:** XXX Fairway- Request to power wash the two walls at our main entrance. **AW: ACTION:** Will send a thank you letter and that we will take the suggestion under consideration.
- d. **AW:** XX Five Ponds Circle-bird issue at front of Clubhouse-**AW: ACTION:** Will send letter that the Barn Swallows are federally protected by law, but that the nest will be removed, and spikes put up by Todd's Pest Control after the babies leave the nest.

## VIII. ADDITIONAL OPEN ITEMS

- a. **AW:** 55 and Over Rule-RR: Explanation
  - i. **RR:** Currently, Five Ponds is in complete compliance with the 55 and over rule with section 17.02. At least one resident must be over 55 and the amount of those that are exempt cannot be greater than 20%.
- b. **JM:** Berardelli Pool Service quote #4466-Quote for service call, drain covers, freight charges, plus replacement of Paramount brand drain covers and screws which must be replaced every five years for \$2,927.80.
- c. **JM:** X Fairway Dr-damage to the flow pipe in the indoor pool when grandchild tripped on it. Discussion.
  - i. **JM: MOTION:** Send a letter to resident that by not reporting the damage, a rule was violated. Any non-reporting action causing damage by you or any of your guests is your responsibility. In the future, we will hold you responsible for the damage plus you will be fined for not reporting the damage, plus be held responsible to pay for the damage. **RR:** 2<sup>nd</sup> 4-1. TTa, no.
- d. **AW:** XX Villa Dr-leaving the Umbrella open after leaving the pool which was damaged by the storm. **JM: MOTION:** Resident pay for the umbrella. **MS:** 2<sup>nd</sup> 5-0 All approved. **AW: ACTION:** Will send letter to resident that it is their responsibility to pay \$93 for replacement of the umbrella because it was left open by the resident because of this, was damaged by the storm.
- e. **MS:** Pointing not to exceed the quote of \$3000 for the Belgium Blocks on the curbs throughout the development. Can begin in September to be finished by October. **PL: MOTION:** Accept the quote of pointing the Belgium Blocks not to exceed \$3000. **JM:** 2<sup>nd</sup> 5-0.
- f. **RR:** Fred Haas has been most helpful in dealing with the Authority's attorney, Bob Nemeroff. Phase 1 agreement. Phase 2 was an add on. Discussion on securing counsel for VFP. **RR: MOTION:** Accept the retainer letter to hire Begley, Carlin and Mandio, LLP, to represent the Association versus the Water Municipal Authority. **MS:** 2<sup>nd</sup> 5-0.

- g. **JM:** Bernie Dubin has a disagreement with the cooking club. **JM:**  
**ACTION:** Will handle this issue.
  - h. **MS:** Has the lock box for the gate been delivered? **PL:** Waiting for the  
lock box.
  - i. **MS:** Still awaiting a price for the handicapped door.
  - j. **MS:** Process for the decorating committee is moving forward.  
Suggested to replace the fireplace quote with stones.
- IX. **NEXT MEETING**-Tuesday, August 20, 2019 at 9:00am.
- X. **ADJOURNMENT**-11:25