

BOARD OF DIRECTORS MINUTES

February 20, 2019

PRESENT: Rick Rodgers-entered ½ hour late (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Tina Talansky (TTa), Amy Wert (AW), Paul Luff (PL). Guest from Continental Property Management Sue DuBree.

ABSENT: Merle Neulight - Scribe absent

JM: Call to order 9:08

I. Prior Minutes

A. **JM:** Motion: Approve correct January 23, 2019 minutes as presented. **TTa:** 2nd Approved 3-0. PL abstains as he was not at the prior meeting; RR not present.

II. Financial Review

A. Delinquency Report

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

B. Treasurers Report

- a. **MS:** MMF all under \$250K threshold.
- b. **MS:** Review of all accounts and all bills have been paid.
- c. **MS:** Water testing in 2016, the bill finally was presented to be paid for a total of \$1,149.
- d. **MS:** Discussion of possible extension of TT contract for five years.
- e. **MS:** Two ellipticals in gym were removed by Frank's Electric. Money off future bills to cover the equipment. New units to be installed today.
- f. **MS:** Pool furniture will be ready end of April delivery.
- h. **PL:** Requested an increase in the Capital One account for future building expenditures. New account limit increased from \$33,000 to \$75,000.

III. Landscape and Architectural

- A.** XXX Fairway- request to install direct TV Dish on their roof. PL noted that the ARC rejected the proposal. Board voted unanimous to approve.
- B.** XX Villa – landscape request. Rejected for incomplete documentation. AW to notify resident.
- C.** XX Villa – Dish installed on roof years ago. Discussion. MS to contact resident to get the proper ARC form for Board review.
- D.** Rule update regarding items approved with the current resident that may require action from new owners, i.e., maintaining dish with subsequent owners, removing gutter guards prior to roof replacement, etc. Proposed rule change

submitted by AW discussed. PL Motion to approve, MS second, approved 5-0. PL to get it set in the Rules and it will get published in the Voice and online.

IV. Grounds Maintenance Schedule- No open items.

V. Maintenance Schedule

RR: Wants to add 9V battery change to the schedule for the downstairs and upstairs CO detectors annually.

VI. Homeowner's Log request

A. Drain at XXX Fairway discussed with possible roof drain maintenance to minimize driveway deterioration. Tabled for now.

B. Total Turf Log

a. Mailbox cluster,

1. One additional mailbox needs replacement

b. AW continuing with TT on open items for follow up. List reviewed w Board.

VII: CORRESPONDENCE

None

VIII. Additional open items

A. JM: HBI quote for repair of XXX Villa driveway apron. Discussion. Tabled for now.

B. JM: Discussion on water sampling and frequency per county. AW noted that Berardelli pool service believes that our CAT system could produce graphs that might satisfy county pool testing requirements. PL asked to see if there is equipment that can be purchased to do similar remote sample gathering. AW to follow. Drain covers will need to be replaced inside and outside pools to continue to meet regulations.

C. AW and MS regarding the Certificate of Insurance (COI) review. Opportunity to have a Continental employee, Shelly, to do the COI work and keep it up to date. Discussion. Board approved the start of the activity to include the initial work for \$100 and then \$2 per new item entered. Trial of this process and see what the results and costs are as we go.

D. AW reviewed the Verizon land line issues and the costs and run around associated with the change and getting the right cost structure. May have to change carriers if the issue cannot be resolved to save the money that we should be afforded.

E. MS: Aqua Link, approved the new contract for this year.

F. JM: Trying to get the camera supplier to get out to quote on moving one external camera into the card room and add an additional one in the kitchen. PL to contact Brian to have him get with JM.

G. AW presented a form from the state the Flores tree has lost their workers comp insurance. PL to follow up with vendor and verify and get contract signed.

H. MS: Presented the last LED conversion pricing to change out the lights with Frank's Electric. Discussion on items. Motion by MS to approve new lighting quotes for pool and cabana NTE \$13,000 from Capital Fund. JM second. Approved 5-0.

I. MS: Discussion on the sealing of the cupola in the center of the clubhouse to minimize water infiltration. Talked with Manion about it. PL to talk with Manion about sealing versus putting in a protective barrier inside the building. Tabled.

J. MS: Decorator meetings have started here and will meet here again on March 1.

K. MS: Anchor quote on exterior sprinkler head replacement requirements. RR to follow up.

L. TTa: Front doors are a mess from the tape from the Christmas decorations. MS to talk with cleaners.

M. JM: Notified that our water meters in the clubhouse and guard shack need to be changed by Warminster. AW to coordinate.

N. JM: Noticed a lot of kids on the furniture in the hall at the last party. Discussion. TTa wants to have a rented guard for every function; discussion. TTa wants to simplify the current contract. TTa and RR to review.

O. JM: purchased a heater and it was used the last time we had really cold weather. Discussion on actions. PL to contact AM Mechanical to get quote on possible fixes.

IX: Next Meeting - Wednesday, March 20, 2019 9:00 am

X: ADJOURNMENT-JM: MOTION: Adjourn MS: 2nd 5-0 11:50am.