

VILLAS AT FIVE PONDS BOARD MEETING-Zoom

February 22, 2022

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

I: PRIOR MINUTES

- A. **JM: MOTION:** Accept the minutes from January 18, 2022, as presented in the final version.
MS: 2nd All approved 5-0.

II: FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XX Fairway \$270-waiting on the resale check.
- b. **AW:** XXX Fairway-\$10 late fee
- c. **AW:** XXX Fairway-\$10 late fee
- d. **AW:** XXX Fairway \$115 including fine
- e. **AW:** XXX Fairway-\$285 including fine
- f. **AW:** XXX Fairway-\$10 late fee
- g. **AW:** XXX Fairway-\$10 short
- h. **AW:**XX Five Ponds Circle-\$10 late fee
- i. **AW:** XX Villa-\$285 including \$15 late fee
- j. **AW:** XX X Villa \$285 including \$15 late fee
- k. **AW:** XX Villa-\$15 late fee
- l. **JM:** With my next community email, I will remind the community of the \$10 HOA increase.

B. Treasurer's Report

- a. **MS:** Three Money Market funds are below the \$250K maximum FDIC threshold. \$60K is in Huntingdon Valley Checking. \$34K is accrued payables and accounts payable so the checking account number is not an issue. We were receiving 0.90% interest from Centric Bank has been decreased to 0.69%.
- b. **MS:** Account R28106-CD of \$250K from TruMark of 0.70% which is due February 22, 2022. If rolled over, it would be 0.65 % interest or it could be put in a Money Market, but then we would be over the \$250K FDIC maximum threshold. **MS: MOTION:** Recommend that the \$250K CD be rolled over at 0.65 %. **TTa: 2nd** 5-0 All approved.
- c. **MS:** Account 4000-Excess Operating Account is down from \$312,096 at end of December 2021 to \$274,569 at end of January 2022. Two things contributed to the change-we were over expenses last year and the Board took action to move money over to the reserve funds for increasing the amount of the reserve for shingle replacements.

- d. **MS:** Account 1035-Miscellaneous Receivables \$170.00
- e. **MS:** Account 1739-Prepaid tax-we will be receiving a rebate of \$707.
- f. **MS:** Account 5060-From one resale, we received \$3120 toward the Capital Account which is \$260 times 12.
- g. **MS:** Account 5190-Miscellaneous-\$305 including \$180 for a lost key FOB.
- h. **MS:** Account 6320-Management Service fee per month has increased from \$18.50 per home to \$18.85 per home.
- i. **MS:** Account 6436-Supplies \$194.33-under TW Maintenance now as they are purchasing the consumables for the Clubhouse.
- j. **MS:** Account 6447-Pool Supplies. From AW, I need invoice 2129.
- k. **MS:** Account 6461-Water and Sewer-\$1,282.61. We are Tier 3 for Storm water fees.
- l. **MS:** Account 6465-Snow-Two Bills-Invoice 21348-\$17,160 and Invoice 21385 for \$28,845, however, we will be billed only \$25,685 as MS was able to negotiate a \$3000 reduction in the last bill.
- m. **MS:** Account 6541-Repairs-\$500 from Frank's Electric and \$141 for the Community Association (CAI) Membership. Capital One-\$2,605.48 Empire Fitness and including \$471.70 from Scott Air
- n. **MS:** Account 6542-\$330.75 from AM Mechanical.
- o. **MS:** Account 6550-Aqua Invoices of \$500 and \$847.50 totaling \$1,347.50. This should have been shown last year and paid last year, but the bills arrived late for the repairs and removing the fountain last fall.
- p. **MS:** The Balance sheet is pretty basic. All bills and invoices match.
- q. **MS to AW:** The credit card charging from the Management Company will begin in February. Need to know if Continental will charge a fee if we pay by credit card?
- r. **MS:** I have begun the discussions regarding the contracts with TT over the Snow contract (current contract ends 5/1/2022), and Trash. Due to the unknown with gas prices, still am not able to have a contract extension negotiation.
- s. **MS:** I was able to set up a shredding company-Richter-for Saturday, May 21, 2022 from 9am to 11am for \$300 per hour with a total cost of \$600 by credit card with a limit of two large boxes per resident.

III: LANDSCAPE

A. Grounds Maintenance Schedule

- a. **PL:** Remove the swans and dogs when the season ends. It should be transferred to February from May.
- b. **MS:** The last geese remediation is when the dogs and swans are to be removed.
- c. **PL:** There is a need to talk to Clayton about the drain clearing because there are over 100 geese in the basin due to the water build up. The geese are now no longer there since I cleaned out the basin drain.
- d. **MS:** I will add that the basin and drains are to be cleaned, if necessary.
- e. **JM:** The basin behind the Senior Center flows underneath Delmont Ave but not to our basin.
 - i. **MS:** Is it the Water Company's responsibility to clean it?
 - ii. **PL:** Our documents that are filed in Doylestown show that it is our responsibility.

IV: MAINTENANCE SCHEDULE

- B. **PL:** Contracts for February: Pest Control Diesel tank, Empire Fitness.
 - a. **MS:** March contract is done-filters are changed; Anchor for fire extinguisher; Storm sprinkler and emergency exit-all have been checked by Anchor.
 - b. **JM:** The Fire Inspector saw that the updated inspections on fire extinguishers were not there. This has been taken care of by Anchor.
 - c. **AW:** The Annual sprinkler inspection for the Fire Alarm from Anchor was done 9/22/2021.
 - d. **PL:** All that was to be completed in March was done in September. Anchor inspections will be transferred to the September schedule. Flushing the water tanks will remain on the February schedule.
 - e. **MS:** Want to add that AM Mechanical is to check all of the attic insulation upstairs every year in November.
 - f. **JM:** Also, change the batteries in the Ballroom-three thermostat sensors.
 - g. **PL:** We need to make a battery list because there are so many batteries, including the wall clocks, carbon monoxide, doors, water filters, etc. I will begin an excel spreadsheet and then everyone can add to it.
 - i. **TTa:** Another thing for you guys to do.
- C. **Total Turf (TT)**
 - a. **PL:** TT gave us a quote in October 2021 to clear oak trees. Clayton felt these trees should be removed because they are too big, too thick, and/or too close together.
 - b. **MS:** I had Hayden walk the development to check for broken rails.
 - i. We should email the community that they can send an Architectural Request to remove trees or add trees, but at their cost. **JM: ACTION:** Will follow up on this.

V: EXTRIOR CHANGE REQUESTS FOR APPROVAL

- A. **AW: XX** Five Ponds Circle-approved for the new deck to replace the patio.

VI: OPEN ITEMS

A. Berardelli Quotes

a. CAT

- i. **JM:** I asked for a Wi-Fi and Cellular quote. If we get cellular ones, it would be more money and we would need to pay a monthly cellular fee.
- ii. **PL:** We should spend a bit more for a Wi-Fi booster. It is much more powerful than a router only. If it is to be replaced, we should wait and table this for discussion.
- iii. **JM:** We are meeting Health Department specs.
 1. **JM: MOTION:** Pay less than 6K plus tax in the indoor pool to replace our current CAT system with a Wi-Fi model. **TTa: 2nd** 5-0 All approved.
 2. **AW:** Will issue a work order for the indoor pool.

b. Pool Renovation

- i. **AW:** Emilio will give us a quote in early March.
- ii. **JM:** In the center of each quote it is \$9,000 to resurface the indoor pool floor or \$12,360 to resurface with graphite-diamond brite plaster. This is an either/or, not both.
- iii. **MS:** We received a quote of \$9,360 for the indoor pool in August, 2018. The outdoor pool was \$19,800.
- iv. Tabled until next month.

B. One Time Assessment for Storm Water Management Fees (RR)

- a. **RR:** Storm Water Fee for VFP will be an unbudgeted expense in 2022 of \$15,400. This is two parts: About \$15,400 divided by 280 homes comes to \$55.00 per home. But will we absorb that for the year or as a one-time unbudgeted fee and ask all in the community to pay a one-time \$55.00 assessment?
- b. **MS:** We have an excess in our Operating Account that can cover the amount. In our June Community meeting we can share that we have many increased expenses that will be coming in the future years.
- c. **JM to RR:** We could refer to this as a tax, but the Authority calls it a Storm Water Maintenance fee.
- d. **Discussion:** The Board agreed to not put out an assessment for 2022.

VII: CORRESPONDENCE

- A. **AW:** XXX Villa Dr.-The Locust tree will remain.
- B. **AW:** XXX Villa Dr.-The pods will be cleaned up in the spring clean-up.
- C. **AW:** XXX Villa Dr.-Waive late fee one time as this was due to a bank error.
- D. **AW:** XXX Fairway Dr.-Spot light. Discussion. Action tabled.
- E. **AW:** XXX Fairway Dr.-Fire pit being a hazard at XXX Fairway. Resident will be informed that the fire pit is permitted. **AW: ACTION:** Will send a letter to resident that in April, 2016, gas fire pits were approved. We will update the rules to avoid further confusion. (**Not part of*

meeting minutes, for informational purposes; Subsequent to the meeting, the Board has contacted The Warminster Fire Marshall for further clarification on addressing the issue. Until this clarification is received, this issue was put on hold)*

- F. **AW:** XX Villa Dr.-TT had damaged one walk way light during fall pruning and it has not yet been replaced. TT could not find an acceptable replacement. Discussion. Should resident be given money to purchase a replacement light of their own choosing? **TT** responsibility and **AW: ACTION:** Will follow up with them.

VIII: ADDITIONAL OPEN ITEMS

- A. **JM** to **MS:** Spoke to Bernie Hoffman regarding re-opening the Clubhouse to non-vaccinated residents and other revisions as needed to current operating rules. The Committee will have a meeting when he returns in March regarding “loosening” the Clubhouse rules if Covid cases continue to decrease. If unvaccinated residents are permitted, then perhaps those residents should wear masks. Of course, the vaccinated residents would still wear the wristbands. These should all be reviewed by the committee and then presented as recommendations to the Board. **PL: ACTION:** Will ask the Committee for recommendations for next month.
- B. **JM to AW:** Can you give me the status of where you are at preparing the information you have been keeping over the years when the new FOBS are issued. It has been almost a month since we requested this. **AW:** I took this home to work on. This is not a contractual obligation.
- C. **JM:** When the Clubhouse officially closes at night at 11:00pm, why does it appear that the alarm system does not set until 12:46am? Response: Because that time was chosen many years ago to allow for an affair to close down at 11pm and then time to clean up after the affair.
- D. **MS to JM:** Please send an email regarding the shredding event on May 21, 2022 from 9:00am to 11:00am.
- E. **MS:** The repair for the bent Clubhouse card chair in the multi-purpose room will cost \$400. No body owned up to damaging the furniture or notifying anyone.
- F. **MS:** Still waiting for the replacement poker table top. Payment will not be sent until it is replaced.
- G. **MS:** Because of the increased insulation, etc., when the temperature was 5 degrees we did not have a problem.
- H. **MS:** We need to buy two new bigger dehumidifiers. One was broken in the library. Plus, we need a bigger bucket for the fluid. We also need another Carbon monoxide detector.
- I. **MS:** We still need Anchor for a software update from “Keri” FOB system.
- J. **MS:** Don Kaiser needs to repair a bad crack that is on the left side of the ceiling near the fireplace.
- K. **MS:** The TV in the Ballroom has not turned on by itself for quite some time.

- L. **MS:** Should we hold off on redoing the development signs? **JM:** Need a sign in the Clubhouse Ballroom stating that it is a multi-purpose room.
- M. **MS:** There are round tables that are much lighter than the ones we currently have. Storage and handling of these lighter tables would be much easier. Should we price these lighter weight tables? Discussion: Action tabled for now.
- N. **MS:** Hopefully, when we have our community meeting in May/June, we will be able to meet in the Clubhouse.
- O. **PL:** One of the pond benches has peeled and the steel is beginning to rust. We may need to clean the benches and paint with rust oleum. **AW: ACTION:** Will obtain quotes.
- P. **AW:** Mario is looking for a stronger metal grate to replace the broken one.
- Q. **PL:** I took pictures in the basin. The entire frame was “blown out”. That is the grate that Mario had repaired. Also, the frame on the other side of the basin is broken out.
 - a. **AW:** Mario wrote that the part that he replaced is still intact, but the other part was what was “blown out”. He is searching for steel material for replacement.
- R. **PL:** Both AW and I received a letter from 81 Five Ponds Circle stating that their patio bushes are next to the sidewalk and that they have been maintaining them. The resident requested to be put back on the regular maintenance schedule versus doing it herself. **AW: ACTION:** Will call resident and change the list for TT.
- S. **RR:** No resident should be feeding any wild animals on Five Ponds property. Feeding could be done only in the preserve. **RR: MOTION:** No feeding of wild animals on Villas of Five Ponds property with the exception of the currently allowed bird feeders. Feeding of wild animals can only take place in the “wetlands. Discussion: **MS:** Would like to talk to other communities and with Continental Management. Also, wonders if Aqua Link would know about this problem. **AW:** I will discuss this with my exterminator who also deals with wildlife animal control. Tabled until next month.
- T. **MS:** Give some thought to the Villas at Newtown community regarding having the homeowners absorb the cost of new roofs versus the Association. They gave residents money back from the Reserve based on the original settlement date and since no longer reserving for shingle-roof replacement slightly lowered the monthly HOA. Discussion: What we would need to do plus additional actions required. **RR: ACTION:** Will investigate this.

IX: NEXT MEETING- March 22, 2022 in the Clubhouse but will send a Zoom invite to all.

X: ADJOURNMENT

- A. **JM: MOTION:** To adjourn. **TTa: 2nd** 5-0 All agreed. Meeting adjourned at 12:10pm.

