

BOARD OF DIRECTORS' MINUTES
June 18, 2019

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

Absent: Tina Talansky (TTa) who got to the meeting a few minutes late, Merle Neulight (Scribe)

RR: Called meeting to order at 9:04AM

I: PRIOR MINUTES

- A. **JM: MOTION:** Approve minutes from May 21, 2019. **MS: 2nd** All approved 4-0.

II. FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** Noted XXX Villa and XX Villa are both behind, but not delinquent.

B. Treasurer's Report

- a. **MS:** No CD's are due. Plus, we are under the \$250K threshold for all of them.
- b. **MS:** Customer's Bank Money Market Fund rate has moved from 1.75% to 2.25%
- c. **MS:** The Capital One annual fee was waived. There was a reduction of the July bill of approximately \$5400 with the 2% cash back on new furniture.
- d. **MS:** Tree removal bill. Waiting on Erie insurance. Discussion. **AW:** Noted that the stump has yet to be removed.
- e. **MS:** Mowing is ahead of schedule this year with the early start by two mows.
- f. **MS:** Fence bill accrued. Discussion on the payment. It was decided to take the amount from the reserve and use up the balance of the split rail money in the reserve as part of this - \$790.00. Approved.
- g. **MS:** Vending machine decommissioned. Thanked Ellen Jarvis for helping. The balance of the money from her was \$124.90 which will be put in the Capital Account. \$182.00 and change will be put in petty cash. Envirogreen will remove the vending machine plus a couple of other items.
- h. **MS:** All invoices and payments match and have been paid.
- i. **MS:** 195 Fairway-drive repair is almost complete.
- j. **MS:** HBI repairs not done yet.
- k. **MS:** New tables have a couple of scratches and will be replaced.
- l. **MS:** Recommended table covers. \$1299 + tax...\$137.00 from Capital account. **JM: 2nd** Approved 5-0.

III: LANDSCAPE AND ARCHITECTURAL

A. Quotes

- a. **PL:** XX Villa and XXX Villa quotes need PL to review. Both need to be replaced. Approved.
- b. **PL:** XX Villa-quote for stump and tree replacement is \$395 plus the stump for \$125. Approved.
- c. **PL:** XXVilla quote for stump and tree replacement \$395. Approved.
- d. **PL:** Q #17 for nutsedge treatment on Phase II only. \$1100. Approved.
- e. **PL:** Q #16 Dead tree behind XX Villa. AW noted that there are two trees that are failing and will see if both could be removed for \$395 price. If so, have it done. Otherwise, check if another contractor's price will be more favorable.

B. Owner's landscape concerns

- a. **PL:** XX Five Ponds Circle – bare spots needing grass seed. Repaired 6/6 per AW.
- b. **PL:**XX Villa – landscaping lighting and mowers. Ask homeowner to relocate lights further away from the grass.
- c. **PL:** XX Villa – request cabling of the plum that is leaning. Discussion. **AW: ACTION:** Will have TT remove tree and stump.
- d. **PL:** XXX Fairway – turf damage due to mowing when wet. TT to repair as needed.
- e. **PL:** XXVilla – grass damage from dog. To be done in the fall.
- f. **PL:** XXX Villa – tree roots affecting the walkway from common trees. **AW: ACTION:** Will send letter to homeowner that they can have the roots removed, as appropriate.

C. Requests for Approval

- a. **PL:** XXX Villa – removal of tree and stump to grass. Discussion Approved 5-0.
- b. **PL:** XX Villa – Dumpster approval. Discussion. Approved 5-0.
- c. **PL:** XX FPC – walkway from front door to deck. Two samples of pavers were submitted. Board approved with the standard paver only. 5-0.

D. Other

- a. **MS:** Sprinklers not on yet.
- b. **PL:** Crape myrtle at XXX Fairway not done yet. **AW: ACTION:** Will follow.
- c. **MS:** Located dog silhouettes for the fountain to help keep geese away. Will order two to see if they work.

IV: GROUND MAINTENANCE

- A. **PL:** All was done on Grounds Maintenance.

V: MAINTENANCE SCHEDULE

- A. **MS:** AM Mechanical put in better filters to combat dust build up in system.

VI: OPEN ITEMS

A. Correspondence

- a. **AW:** Sue Gordon request on fireplace for XXX Villa. Will require ARC approval and the board estimates over \$10,000 in cost to conform to the neighborhood design.
- b. **AW:** XX Fairway driveway end breaking up. AW to ask HBI to review.
- c. **AW:** Merle Neulight stated that the icemaker was jammed. RR said it is now fine.
- d. **AW:** Joel Neulight stated that the trash cans were not removed from the Clubhouse on trash day. **MS: ACTION:** Will speak with the cleaning company.

B. Other

- a. **PL:**XX Villa-fence repair-need longer posts in the fence on the left side to match ground height. **AW: ACTION:** Will contact vendor.
- b. **TTa:** Need contract for ballroom changed. **PL: ACTION:** Will follow.
- c. **RR:** Sprinkler heads will need to be replaced per code. Will schedule to be done.
- d. **MS:** Summerizing done and tubing was changed. Sprinklers not on yet. The indoor pool water change out to be done in August, inspection of pools by county.
- e. **MS:** Pricing handicap door for front of the Clubhouse.
- f. **MS:** Need to finalize action on water from the roof. PL talked with Manion but he is not available. **AW: ACTION:** Will have another roofer contact PL.
- g. **MS:** Two additional urns for plants out front.
- h. **MS:** Need new microwave in lounge.
- i. **MS:** Discussion on clubhouse computer. Tabled.
- j. **MS:** Looking into outdoor rug for wicker area
- k. **MS:** May need to replace TV in ballroom. Discussion.
- l. **MS:** Issue on needing higher toilet seats. Getting one to try it.
- m. **MS:** Decorating group is obtaining some pricing from vendors.
- n. **JM:** Discussion on hiring someone part time – tabled.
- o. **JM:** Middle of the night phone calls not from board members but said they were. Discussion. No action.
- p. **JM:** Fence signs no trespassing on Delmont. **JM: MOTION:** Put up two signs. **MS: 2nd** Approved 3-2. RR and PL no.
- q. **RR:** Water Authority issue continuing. May have to speak with outside counsel as next step.
- r. **PL:** Float in pond. **MS: ACTION:** Will follow up with Frank's electric.
- s. **PL:** Carson repair project at guardhouse. \$300. Board approved.
- t. **PL:** Pool wall indoor pool area looks like leak in the wall. Need contractor to evaluate. Discussion. **AW: ACTION:** Will follow.

VII. Next Meeting

Scheduled for Tuesday July 16, 2019 at 9am

VIII. Adjournment

All approved the meeting be adjourned at 11:34 AM.