

## Villas at Five Ponds Board Meeting

Tuesday, June 27, 2023

**Present:** Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Stuart Freemark (**SF**), Bernie Hoffman (**BH**, guest), Larry McKeogh (guest), Terry Freemark (scribe)

**RR** opened the meeting at 9:30 am

### I. Prior minutes

**JM** motioned to approve the minutes from May 23, 2023; **LN** seconded. All approve 5 – 0

### II. Financial Review

#### a. Delinquency report

**AW:XXX** Fairway – monthly assessment \$330; late fee \$15.

#### b. Treasurer's report

**MS:** Customers and First Commonwealth Banks under the \$250,000 threshold for the money market accounts.

**MS:** Edward Jones account flushed into the money market account.

**MS:** there was one resale this month.

**MS:** guest passes have reached \$2330 this year so far.

**MS:** E-blasts (\$120) have been filed under copy/mail; they were instead moved to a separate column.

**MS:** bills paid for bingo permit (\$50), GoDaddy for website (\$99.99), Buckman's for pool supplies.

**MS:** Total Turf (\$516) for geese remediation, \$1215 for roof repair.

**MS:** Common areas - \$377 for irrigation repair and \$65 for watering.

**MS:** Contracts - \$175 to Manion twice/year for service; \$330 to AM Mechanical

**MS:** Contributed Capital - \$4612, including \$840 for one resale and \$532 interest.

\$138,697 available in case of special assessments or anything unexpected.

**MS:** Reserve replacement - \$16,275 for Don Kaiser – still ongoing work, almost finished.

**MS:** our next CD is due at the end of July.

**MS:** received \$1920 check from Capital One after closing the account.

**MS:** has placed calls to price electricity. PECO was best option but that will be going up.

**MS:** Still waiting for the discounted price for outdoor pool/spa covers.

Decorating Committee decided on blue color. If price is no greater than \$20,389, **MS** motions to approve; **JM** seconds. All agree 5 – 0.

**MS:** HBI did repairs - \$1975 for two driveways and one street grate.

**MS:** Empire Fitness - \$495 for repair and maintenance.

### **III. Grounds Maintenance Schedule**

**MS:** first pruning not done yet. **AW** will call TT.

**MS:** post-emergent, granular fertilization and insecticide – all done.

### **IV. Total Turf**

a. After a walk-through of the entire premises with Clayton and **MS**, TT sent a tree quote #9-2023, which was handed out to all Board members.

b. XXX Fairway – dead pine removal needs to be added to quote.

c. XX Fairway – tree pruning included in TT quote.

d. XXX Fairway – tree pruning included in TT quote.

e. **MS** made a motion to do all work in the \$16,460 44 line item quote at one time, not a split job over two years, Mark to work on discount; **JM** seconded. All approve 5 – 0.

### **V. Resident Landscape Requests**

a. X Five Ponds Circle dead tree, XX Five Ponds Circle diseased tree, XXX Clubhouse request for tree planting, XXC Clubhouse request for tree planting, 53 Five Ponds Circle tree pruning – **AW** will forward issues to TT.

b. XXX Fairway - tree pruning already included in TT quote.

c. XXX Villa – issue with turf. **AW** will contact Clayton to re-evaluate and give recommendation.

### **VI. Maintenance Schedule**

a. Physicians Resource (defibrillator) has been checked.

b. Lower screen projector/pest control – checked.

c. Diesel tank fuel – checked and serviced.

d. Bingo license – renewed.

e. Spring inspection – **AW** will commence.

### **VII. Open Items**

a. Basketball pole/tennis court/pickleball

- i. Basketball pole is level on all sides, as checked by multiple Board members. Handle needs to be repaired.
- ii. Entire court will be resurfaced, tennis/2 pickleball courts will be repainted. Will need a second portable pickleball net, which Larry McKeogh volunteered to look into.

**b. Radon remediation of basement houses**

- i. Discussion ensued about the issue of the equipment on one resident's home matching the trim.
- ii. **RR:** at issue is that the architectural committee did not send their report to the Board for approval.
- iii. The Board will approve for the resident to paint the equipment to match home trim (excluding the box).

**c. Installation of electric car charger in garages**

- i. Discussion in regards to safety – emphasized that any installation would require a permit, and the electrician would need to have proper certification. All homeowner responsibilities.

**d. Anchor Fire Buy-out**

- i. **AW** shared letter from Anchor Fire Protection about its buyout by Sciens Building Solutions. All contact information included in letter.
- ii. **JM** questioned who to contact for burglar alarm and FOB issues. **AW** will email for answers.
- iii. All Board members agreed that the company needs to be contacted for on-site inspection, contact persons, and review of VFP systems.

**e. AM Mechanical annual work**

- i. Hire once a year to change sink/toilet batteries.
  - 1. **MS:** Per vendor not necessary, batteries have 5 year life.

**VIII. Correspondence**

**a. Yoga class request from Nan Luff**

- i. **AW** will contact her – must be finished by 12 noon, instructor must have liability insurance, make sure to list on calendar, no furniture to be moved in multi-purpose room.

**b. xxx Fairway - complaint about adjoining neighbor's outdoor lights**

- i. **RR:** the lights do not violate any rules. They were installed by the builder. This has been addressed multiple times.

- ii. **AW**: will send a response.
- c. xxx Fairway - complaint about fire table rule violation by neighbor
  - i. Neighbor's fire table use observed by resident.
  - ii. **RR**: this is in violation of the rules of VFP, and also in violation of the prior agreement that the offending resident may only keep the fire table for decorative use.
  - iii. **AW** will send courtesy letter to violator.
- d.xx Villa – complaint about curbing dogs
  - i. **JM** will send out an e-blast reminder for dog owners.
- e. xx Villa – complaint about using sprinklers during a drought
  - i. **JM** has addressed this with resident; sprinklers near tennis court part of an underground well system.
- f. xx Villa – complaint about eyesore problems on another property in the quad
  - i. **AW** will send communication
- g. xxx Fairway – complaint about behavior of neighbor guests
  - i. Neighbor's guests encroached on resident's property; tree branch damage, chalk writing on property, unsafe child behavior on retention wall.
  - ii. **AW** will send letter to remind residents about guests playing in common areas, and that the homeowner should be responsible for their guests.
- h. xxx Fairway – fence damage, concern about vandalism
  - i. Clayton inspected; said it was from deer. Fur observed on railing.
  - ii. **AW** will remind him to repair.

## **IX. Additional Open Items**

- a. **JM**: ready to e-blast the accepted changes done by the Rules committee. **RR** recommends sending the blast with the most-updated changes remaining in red, so that the residents can see the changes before it all goes to black. **SF** will talk to Lerro, who has the latest updated red changes, who can then send them to **JM** for forwarding to **AW** for the blast.
- b. **MS**: the website credit card has been changed.
- c. **MS**: according to Manion, 44 Five Ponds Circle has a roof problem that will need use of a dumpster in their driveway. This will need approval first.
- d. **MS**: the 2 broken umbrellas have not been addressed yet. **MS** will check into it.
- e. **MS**: everything is almost done on the winterize/summarize list.

f. **MS**: researched recumbent bike request from Jack Cohen. Price is \$3200.00. Discussion ensued about whether there is room for one more bike in the fitness room, whether one bike must be moved, sold, given away? **JM** motioned to buy the bike; **SF** seconded. All agree 5 – 0. If one bike must be removed to make room for the recumbent, there may be additional cost.

g. **MS**: still need price from Ed's TV for microphones.

#### **X. Next Board Meeting**

Tuesday, July 25, 2023, at 9:30 am

#### **XI. Adjournment**

**LN** motioned to adjourn; **JM** seconded. All agree 5 – 0. Meeting ended at 11:39 am