

Villas at Five Ponds Board Meeting

Tuesday, July 25, 2023

Present: Rick Rogers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Stu Freemark (**SF**), Amy Wert (**AW**), Bernie Hoffman (**BH**), Terry Freemark (scribe)

I. RR opened the meeting at 9:30 am.

II. Prior minutes

JM motioned to approve the minutes from June 27, 2023; **LN** seconded. All approved 5 – 0

III. Financial Review

a. Delinquency report

AW reported no delinquencies

b. Treasurer's report (MS)

i. Assets

a. MM with Customers Bank, rate raised to 5% as of July 1

b. 1st Commonwealth rate at 4.25%

c. CD with Capital One (\$250,000.00) due 7/25. Can lock in 18 month rate at 5.5%. Edward Jones will diversify any monies that accrue over \$250K to protect against default. **SF** motioned to approve 18 month lock-in; **JM** seconded. All approve 5 – 0.

ii. Expenses

a. administrative

i. Copy/mail - \$63.13

b. operating

i. Clubhouse supplies - \$368.00

ii. Water/sewer - \$1055.03

c. maintenance

i. Repair/maintenance – Franks Electric \$456.00 for timer by pool; AM Mechanical - \$715.00; Total Turf 0 \$1438.20 for fencing/gate repairs.

ii. Grounds contract - \$12,578.40

d. taxes

i. Corporate taxes - \$1750.00

iii. Equity

a. Contributed Capital

i. \$146,681.00 from resales

ii. \$825.40 (\$237.40 to Wayfair for multipurpose room pillows; \$580 for bundt cakes).

b. Reserve for Replacement - \$1975.00 to HBI for fixing drains/cracks

MS: Capital One credit card - \$791.00 in cash.

MS: passed out 6 month financial summary. VFP is in good shape so far, already saving on operating and maintenance expenses. Also, net income is ahead. Best estimate at this time appears that there will be no HOA fee increase for the coming year.

MS: Recumbent bike is ordered. There will be room in the Fitness Room. Empire Fitness fixed the broken treadmill.

MS: Final bill paid to painters (\$48,400.00). They will attend to any trims/doors that were not completed.

MS: E-blasts – two bills paid.

MS: Nutsedge sprayed. No mow this week, per Clayton. TT still working on the large pruning list.

MS: Discussion with the Board ensued about new management contract with CPM. Addressed changes to and vague language about inspections and reports. MS will talk with Kelly at CPM to discuss the changes.

IV. Grounds Maintenance Schedule

a. Pre-emergent and post-emergent mulch bed weed control completed.

b. Geese mediation will wait until September, according to Clayton, as there are presently no geese at VFP.

V. Total Turf

a. X FP Circle – request to remove tree due to disease will be left on hold, as the tree is exhibiting new health after the rains.

b. xxx Fairway – two dead trees in wood line behind home to be cut down and left in woods, for \$495.00. **MS** moves to approve; **SF** seconds. All approve 5 – 0.

VI. Resident Landscape Requests

AW: started a landscape log, passed out to the Board, with items to review and quote for Clayton. This will be ongoing, and will help Clayton and the Board to focus on issues. She will notify Lerro that TT will be notified of his request.

VII. Exterior Change Requests for Approval

a. xxx Fairway – radon mitigation. Approved by architecture committee. Same caveats apply for equipment to match the trim. **LN** votes to approve; **JM** seconds. All approve 5 – 0. **AW** will notify.

VIII. Maintenance Schedule

Pest control/lower projector screen – done.

IX. Open Items

a. Basketball pole/tennis court/pickleball

AW: still awaiting word for pole mechanism replacement and 2nd pickleball net. And work will begin.

b. Anchor Fire buy-out

AW in contact with company; new contact obtained and will schedule a meeting with Board.

LN responded to latest burglar alarm alert, at 3:00 am. Directions in text were well laid out, all links worked. Police arrived one minute after notified.

c. Financial reimbursement to residents who have paid for shingle replacement out-of-pocket.

MS: Discussion about whether to replace all roofs at same time, pro-rating reimbursement to those residents who paid out-of-pocket for their shingles.

RR: Would cause major out of sync issues if all roofs in a quad were not at the same time.

SF: volunteered to research and send out some ideas on how to approach this issue.

X. Correspondence

a. Mailbox re-election flyer, Tina Talansky letter, Ronda Dorfman letter

i. **AW:** The author/sender of these flyers, placed in all VFP mailboxes, is unknown.

AW advised that an E-blast be sent to the community reinforcing this point, VFP letterhead should never have been used, and the “committee” that claims authorship of the flyer is not an approved committee. **RR:** Letterhead not copyrighted and Board prefers it only be used for official community communications.

ii. **AW** will respond to Tina Talansky.

iii. **LN:** a response to Ronda Dorfman’s letter will be in the next E-blast. **JM** will advise to follow Board Notes in Villa Voice. **RR** reminded that all business should follow

procedure, and all problems should be sent to **AW**, not the Board. **AW** will notify Ron Dorfman that Ronda's email is on our E-blast.

b.xxx Fairway – speeding issue

Requesting a reminder that VFP speed limit is 15 mph. Will E-blast to remind residents.

c. xx Villa – request to attend the Board meetings

AW: will respond; resident will need to send request and reason for attending. **JM** will reinforce this in E-blast.

d. xxx response to alleged firepit use

xxx stated that the firepit is and has been inoperable, per earlier Board vote. **RR**: duly noted. **AW** will respond to Luff.

e. xx xxx – yoga

Requesting use of black ballroom chairs in storage room for some yoga participants. Approved, as long as they are returned after session.

XI. Additional Open Items

a. **SF**: suggested Board rotates taking call for responding to alarm service. **AW** nixed idea, as the alarm service would need the rotation, which could change irregularly. All agreed.

b. **SF**: suggested increasing VFP contribution to Fire/Ambulance/Police. **RR**: will discuss at end of year.

c. **SF**: would like to revisit replacing the ugly cable towers on our properties. Will contact the cable companies, per **JM** suggestion.

d. **LN**: obtained 2nd estimate for new HVAC system replacement, which came in higher than estimate from AM Mechanical. All agreed that units should have humidity control and high EER rating. **MS** will investigate further with York models.

e. **LN**: microphone system in multipurpose room. According to 2nd estimate from All Systems A/V, our system would need an antenna to properly operate. **MS** will investigate if Ed's TV guarantees room coverage.

f. **JM**: questioned whether there are any updates about the parking lot tripping incident, and when can the defect be fixed. **AW** will check with the insurance company.

g. **JM**: Rules and Regulations updates have been shared with the community. Within 6 months, if no issues raised, will make permanent.

XII. Next Board Meeting

Tuesday, August 22, 2023, at 9:30 am.

XIII. Adjournment

JM motioned to adjourn; **SF** seconded. All agreed 5 – 0. Meeting adjourned at 11:57 am.

August 3, 2023 - Addendum

After further examination of complete quotes from W.F. Smith and AM Mechanical, The Board decided to begin the replacement of the clubhouse HVAC Units, with seven (7) of the sixteen (16) for the clubhouse, as quoted by AM Mechanical, the replacement units will be York Units Model Numbers TM9V120D20MP12C / YXT60B21S.

The price per HVAC unit, which includes removal of old units and installation of the new units is \$ 12,846 which was a 10% discount off the price of an individual set. In addition The Board decided to also accept a quote of \$ 890 per HVAC unit (Heat & Air) to extend the manufacturers' warranty for all parts and labor for 10 years.

Vote: 5 - 0