

VILLAS AT FIVE PONDS BOARD MEETING

August 18, 2020

ZOOM

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

RR: Opened Zoom meeting at 9:05am.

I: PRIOR MINUTES

A. **PL: MOTION:** Accept minutes of July 28, 2020 as presented. **JM: 2nd** All approved 5-0.

II: FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** X Fairway Dr and XXX Fairway Dr have paid their assessments.
- b. **AW:** XX Five Ponds Circle-\$25 fine for weeds
- c. **AW:** XXX Villa Dr-\$484.75-owes for June and July

B. Treasurers Report

- a. **MS:** All Money Markets are within the \$250K.
- b. **MS:** Covenant Bank decreased to 0.75%.
- c. **MS:** R28103-Republic Bank was 1% for a new CD. It dropped ½% for one-year CD for \$200K.
- d. **MS:** R28105 is passed due, ended 8/12/2020. \$250K 1st Bank 0.50%
- e. **MS: MOTION:** Keep it where it is at 1st Bank to renew for one year. **PL: 2nd** 5-0. All agree.
- f. **MS:** 5060-Assessment Capital for one resale of \$3000.
- g. **MS:** 6341-\$5516.80 for Legal fees for our case against the Warminster Water Municipal Authority.
- h. **MS:** 6436-Clubhouse supplies of \$44 for paper.
- i. **MS:** 6462-Exterminator \$37.10 plus \$62 to remove the birds' nest for a total of \$99.
- j. **MS:** 19637-tree removal.
- k. **MS:** 6522-Ground Maintenance Contract total bill for the month was \$26,000 for 1" pruning, tree and shrub spraying and lawn mowing.
- l. **MS:** 6531-\$1575 monthly cleaning for the month for two days a week.
- m. **MS:** 64411-Repairs-GFI outlet replaced by Franks Electric. Stop sign repair and additional mailboxes for a total of \$208.
- n. **MS:** \$157.24 Capital One for buying the mailbox.
- o. **MS:** 6542-\$204.76 for Empire Fitness to do repairs- One-year contract with Empire Fitness will begin when we reopen.
- p. **MS:** 6550-Pond maintenance for treatment-\$430.
- q. **MS:** 4010-Used \$5220 from Capital-Total Turf (TT)-tree removal from storm.

- r. **MS:** Total from Capital account regarding the Clubhouse renovations of \$375.20 and \$120.84 for Art-com Pictures and \$120.80 from Wayfair.
- s. **MS:** 4020-Reserve-\$5,828.16 for Fleishman's Furniture-furniture for the Conference room, Library, etc.
 - i. **MS:** The card table furniture was delivered but was returned because the tables were not put together. We are holding the check.
- t. **MS:** \$600-Pond float was fixed with a new underground valve and solenoid by Hal. He will need to fill out a 1099.

III: LANDSCAPE

A. Owner Requests for Approval

- a. **PL:** XXX Fairway-drainage-approved by Board.
- b. **PL:** XX Five Ponds Circle-awning-resident went to a different company than the company that usually installs them. The resident has been requested to provide a sample from the owner of the install company for color match. Approval is pending PL's review of the color of the awning cover.

B. Quotes

- a. **PL:** 6/16/2020-had been previously approved 6/23/2020. **AW:** Spoke with Haydn. Planting cannot be done until the fall. Discussion.
- b. **AW:** #17 quote- July list of items pending-AW was told the tree division is backed up due to the storm. Hayden will come to Five Ponds if they can get their second chipper working. If not, the company cannot come before mid-September to clean up the debris if there are no more storms.
- c. **PL:** #18 quote-Nutsedge quote-approved by the Board in between meetings. **AW:** **ACTION:** Will follow through to have TT do the Nutsedge.
- d. **PL:** #17 quote and #19 quote-There is no need for the Crabapples to be treated right now.
 - i. **PL:** XX Villa-dead bushes in mulch beds at Delmont. **PL: ACTION:** Will remove them to avoid TT's cost. The Red twig dogwoods died because of not enough sun
 - ii. **PL:** XXX Villa-Leaning Plum (about 35 degrees). If it comes down it will hit the resident's home.
 - iii. **PL:** Item#14, #15 and #16-Remove two Plums and turn to lawn and then put one tree in between.
 - iv. **PL:** XXX Fairway-Stump will be turned to lawn.
 - v. **PL: MOTION:** Accept \$6910 for the above work for quote #17. **JM:** 2nd 5-0. All approved.
- e. **TTa:** There are dead trees/bushes around the back of the Clubhouse. Discussion. **PL: ACTION:** Will contact TT to review the bushes and make recommendations
- f. **PL: #19-XX** Five Ponds Circle-Remove the dead tree in the rear and replace it with a Hawthorn for \$900.
- g. **PL:** XX Villa-Due to storm damage dead tree. Remove the stump and replace it with a Hawthorn for \$825.

- i. **PL: MOTION:** For a total of \$1725 for “f” and “g” above, quote #19, remove stumps and replace them with Hawthorns. **TTa: 2nd** 5-0 All approved.

C. Action Log

- a. **PL:** XX Villa-the resident received a quote from a company other than TT. The contractor, Francisco (owner) from L C Tree Expert 267-726-6275, quoted \$140 versus \$400 from TT. **PL: ACTION:** I will contact LC Tree Experts and obtain a quote for ten trees that need to be taken down and will also request an insurance certification. In addition, we could request a quote from him for quote #17.
- b. **PL:** The Street Rd fence across from Giuseppe’s is completely broken in one section. **AW: ACTION:** Will have George look at it.

D. Grounds Maintenance Schedule

- a. **PL:** TT is preparing for the next application with chemicals. The first Spotted Lantern Fly application began yesterday.
- b. **PL:** There has been lots of rain and for August, the grass has grown quite a bit. Should we mow this week? Yes-from all on the Board.
- c. **TTa:** TT completely missed pruning a bush around the back of the Clubhouse towards the pond. There are also dead trees along the walkway.
- d. **PL:** Partial pruning or no pruning in the fall? **AW:** Before any fall pruning begins, TT needs to contact us to re-evaluate the fall pruning. **AW: ACTION:** Will make certain that HBI and TT are aware of each other’s schedules so that they do not come at the same time and will contact TT to evaluate what and how much to do of the second pruning.

VI: MAINTENANCE SCHEDULE

- A. **RR:** Screen Lowered.
 - a. **RR to PL:** Maintenance on the engine will begin as soon as the solenoid is received for the starter and all the parts come in.
- B. **RR to JM:** Were any additional mailbox flags purchased for the new mailboxes? The old and new boxes differ in that the holes for the flags vary. **MS:** There is a bag of flags in storage.

V: OPEN ITEMS

A. Clubhouse Issues

- a. **JM:** Pool heater replacement will have AM Mechanical quote and match up to Berardelli. AM Mechanical will have done the gas and venting. No one has quoted a “pan.” **PL: ACTION:** Will ask AM Mechanical to quote a “pan” for us. For now, we are waiting for Al’s paperwork.
- b. **MS:** The first week of September the new tables will be delivered and the battery no touch faucets and upgraded toilet valves will be installed.

B. Age Qualified Issues

- a. **XX Villa Dr**
 - i. **AW:** The resident replied to our correspondence. We would need to prove that they are not in compliance.
- b. **XX Villa Dr-**has not yet formally replied to the letter sent.

- c. **AW:** Discussion on the timing of and response from the Board. AW will not respond to either situation at this time.
 - d. Discussion. Tabled until after September 15, 2020, which was the compliance requirement date in the letter sent out.
- C. Crack-fill/Sealcoating**
- a. **AW:** HBI contract for crack fill and seal coating will be issued soon. This will take quite some time. Mitch was concerned about the timing. MS: Spoke with Mitch and asked him to review the driveways in case some need to be cut out and then refilled.
- D. Power Washing Quotes**
- a. **JM:** Rolling Suds to power wash the front of the development and the Guardhouse for \$1400.
 - b. **JM:** SPC Cleaning- \$350-power washing for the front of the development and the guardhouse.
 - c. **AW:** Genesis quote was much higher as they quoted all the walls in the entire development. Cannot compare this to Rolling Suds and SPC Cleaning. Frank Environmental did not produce a quote as of the Board meeting.
 - d. **JM:** Rolling Suds \$5900 versus SBC \$2800 for the entire development.
 - i. **JM: MOTION:** Have AW contact SPC Cleaning to power wash the front walls and guardhouse for \$350. **MS: 2nd** 5-0 All agree.
 - ii. **PL:** An additional line item about SPC. I had them seal my patio for \$300. It was excellent. No moss growing between the stones and the patio looks wonderful. Perhaps we could have them seal the area next to the Clubhouse kitchen doors-this was in the full-quote.
- E. AM Mechanical-AW:** Waiting for the Certificate of Insurance and quotes from AM Mechanical on pool heat hookup, gas line and venting and the entire job heater and hook up.

VI: CORRESPONDENCE

- A. **AW:** Thank you letter for help with the food bank contributions.
- B. **AW:** xx Villa Dr-an ambulance backed into the mailbox knocking it over. The EMT said he would take care of the cost of it. Larry McKeough was working on the project and will require welding of the parts for the repair.
- C. **JM:** Anyone with comments to include in the Villa Voice for next month?
 - a. **PL:** Will write an article about the landscaping and spraying for the Lantern flies and beetles.

VII: ADDITIONAL OPEN ITEMS

- A. **AW:** Property Manager on vacation the week of 8/24/2020.

VIII: NEXT MEETING

- A. Tuesday, September 22, 2020 on ZOOM at 9:00am.

IX: ADJOURNMENT-JM: MOTION: Adjourn. **PL: 2nd** 5-0 All approve. Meeting adjourned at 10:35am.

A. JM: MOTION: Adjourn meeting . **PL: 2nd** 5-0 All approve. Meeting adjourned at 10:35am.