

**Villas at Five Ponds Board Meeting
Tuesday, August 22, 2023**

Present: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Bernie Hoffman (**BH**, Advisor), Amy Wert (AW, Continental Management) Barbara Hoffman (acting scribe), Larry McKeogh (guest), Mort Kolman (guest), Alan Bornstein (guest)

Absent: Stuart Freemark (**SF**) (out of town)

RR opened the meeting at 9:00 AM

I. Prior minutes

MS motioned to approve the minutes from Tuesday, June 27, 2023;

JM seconded. All approved 4 – 0

II. Financial Review

a. AW: Delinquency report

JG: XX Villa Drive – monthly assessment \$330

RS: XX Villa Drive – monthly assessment \$330, Misc \$12, late fee \$15

KB: xxx Villa Drive – monthly assessment \$330

LI: xxx Villa Drive – monthly assessment \$100

AV: xxx Villa Drive – monthly assessment \$330, late fee \$15

b. MS: Treasurer's Report

New CD – Bank Hapoalim, NY; 18 month \$230,000 at 5.20 %

All other CD's go through Ed Jones at the highest rate throughout the country.

Ed Jones – Flush into customer's operating

Checking \$44,783.90 - Review

Internet/web Capital One 143.05

GR contract 19,483.10 – 3 mows, 3rd tree/shrub, nutsedge treatment

Repairs/maintenance 169.55 Empire Fitness

Repair Common – Frank Electric 384.00

Contracts: AM 330.75; Empire Fitness 231.43; Capital One 238.50

Pond – 500 Contract

Fuel Surcharge - 50.00 Buckman

Reserve Replacement – Donkaisea 48,400.00 Last Payment

ONT Capital – 610.92 INT + 840.00 Total 1450.94

Reserve Transfer 41,002.38 Included Int & 35,000 review

III. Grounds Maintenance Schedule

August – Mulch bed weed control – post emergent granular fert 8/20-9/15

**** send pruning directions to manager**

IV. Total Turf

a) Resident Landscaper Requests

xxx Villa Drive – Dead tree removed; taken care of

xx Villa Drive – Request to cut back shrubs. Not recommended by TT.

xxx Villa Drive – Large tree near electric box – Cut back \$200

xxx Villa Drive – Request for tree pruning – previously approved

xx Five Ponds Circle – Feels tree is dying ; wants it replaced. NOT dying!

- xx Five Ponds Circle – Dead evergreen behind home. Already removed.
- xx Clubhouse Rd –Tree branches fell – needs to be removed. Already done.
- xx Fairway Drive – Rotting tree; request to remove. TT is ok – not the worst, not the best. Cost to remove \$200; cost to grind stump \$175
- xx Fairway Drive – Huge dead tree behind home. Already gone.
- xx Clubhouse Rd – Wanted replacement for a tree removed last year. Not recommended due to overcrowding.
- xx Five Ponds Circle – Large tree limbs need to be cut back. Suggested to cut this very large maple back 30’ Cost \$775. Completed mid-August. Needs additional work (MS).
- xxx Villa Drive – Turf Issues. Trees are blocking sunlight / not possible to maintain a nice lawn.
- xxx Villa – Request for replacement tree; Not recommended
- xxx Fairway – Two trees between 191 and 197 dying . Remove 2 plum trees \$600; Grind stumps \$500.
- xxx Fairway – Asking to have trees in the rear topped. Not recommended – cost \$1250 – can be cut back elevate off of the fence. \$850
- xxx Fairway – Tree is struggling – remove tree. \$75. Dig out stump \$250 - Install a swamp oak \$825.
- xxx Villa – Tree Limbs hanging over patio. Cut back 3 spruce trees and 1 river birch \$475.

NEW ITEMS:

- XX Villa – dead tree
- XXX Fairway Dr – Tree needs to be trimmed or removed
- XXX Fairway Dr – Plum tree growing into another tree; Looks diseased.

V. Exterior Change Requests

- a) XX Fairway – water issue request to fix grading and downspout.
On hold - Waiting for additional information

VI. Maintenance Schedule

- Contracts by Month – August
- Pest Control / lower projector screen
- Drain indoor pool, prev. maint refill from well
- Outdoor pool and spa VGB drain covers installed 2019 (5 yr exp)
- Indoor Pool –
 - (2) 8” Haywood Round drain covers installed 08/2022 – good for 7 years
 - Outdoor pool – 2) MDX2 Retro drain covers installed 06/19 – good for 5 years
 - SPA (2) mdx2 Retro drain covers and (8) SDX2 Retro drain covers installed 06/19 – good for 5 years.

VII. Open Items

- a) Basketball pole / tennis court / pickleball
Presentation from 10 to 10:30 AM by Larry McKeogh, Mort Kolman & Alan Bornstein
- . Described the placement of the pickleball courts on the existing tennis courts. Can fit 2 on each side of tennis net. However, they recommend one pickleball court on each side of the tennis net in a different direction

than the present pickleball court. Described how to set up and the painting of the lines and preferred colors. (MS) has already contracted for the tennis courts-area to be re-surfaced and the pickleball courts to be installed.

Re-surfacing the court – Armour \$13,000. Also ordered heavy duty Tennis Net and 2 pickleball nets on wheels. Emphasized courts should be north/south!

MS: Money in Reserve is to maintain the integrity of the Community!

b) Gutter / downspout leak at Clubhouse entrance being looked into.

c) Umbrella situation at pool.

Ordered 4. Fabric 5 - year warranty; Pole 1 year.

d) Roof Shingles Replacement

Hopefully, we can get 2 more years on present shingles. Important to know that problem may not be the shingles but rather the installation. Homeowners are reminded to have roofs checked that shingles are fitting properly and that the wood under the shingles is intact.

(MS) Called 3 different roofers – only heard back from one.

In September, starting process to inspect all roofs. Note – difference between Shingle Failure and Installation.

(AW) highly recommended Lemus Construction for Roofing. She has worked them before.

e) **JM:** Microphone – Will order the one from Amazon. It can be tried out at the meeting on September 26. If not acceptable, it can be returned at that time.

IX. Correspondence

a) XX Villa – Questions for Community – Wants chance to update bylaws.

b) XXX Fairway – concerns about possible theft – Reported in Warminster Patch

c) XX Five Ponds Circle – generators; Amy will take care of answer.

d) XX Villa – pool deck chairs; Taken care of – ordered caps for bottoms.

e) XX Villa – Street sign issue – Signs are there – under advisement

f) XXX Fairway – Electric car charging concern – Up to owner; must get contractor who should know if it needs to go through Township.

g) xxx Villa Welcome Committee get together (MS) would like it pushed back one week. Board will pay. They did excellent job last year!

X. Additional Meetings

a) There will be 2 mailings for the Community Meeting. (Census form will be included!)

b) Tuesday, September 19 – Board Meeting and Prep – 9:30 AM

c) Tuesday, September 26 – Community Meeting – 7:00 PM

d) Tuesday, November 14 – Annual Meeting – 7:00 PM

Candidates can talk before the Annual Meeting. Community members can Vote before or at the meeting.

XI. Adjournment

MS motioned to adjourn.

LN 2ND the motion

Meeting adjourned at 11:30 A.M.

