

BOARD OF DIRECTORS MINUTES

September 24, 2019

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

RR: Opened the meeting at 9:05am.

I. PRIOR MINUTES

- a. **JM: MOTION:** Approve prior minutes from August 20, 2019, as presented. **TTa:** 2nd 4-0 approved. **PL:** Abstained because he was not present at that meeting.

II. FINANCIAL REVIEW

a. Delinquency Report

- i. **AW:** xxx Villa Dr-\$413.76-Court costs \$148.75 plus late fees \$30. Will pay this off in the next few months.

b. Treasurer's Report

- i. **MS:** All Money Market accounts are below the \$250k threshold.
- ii. **MS:** 2.25% CD renewed for 18 months.
- iii. **MS:** Account R28102-Two-year CD of 2.35% at Centric Bank
- iv. **MS:** Account 5060-Capital Account for four resales \$11,856.
- v. **MS:** Account 6275-\$148.75 for court costs from XXX Villa.
- vi. **MS:** Account 6341-Accrued bills from lawyer for \$2002.
- vii. **MS:** Account 6462-Exterminator-higher than normal costs-\$145 for cleaning of the bird's nest.
- viii. **MS:** Capital One Account-Positions Resources-two bills for the yearly checkup plus the battery for the defibrillator. Being reconciled with Capital One and the vendor.
- ix. **MS:** Account 65411-Common Property Repair \$610 for Guard House; \$575 from Centennial Fence for fence
- x. **MS:** Account 4010-Contributed Capital-\$5k received from the Social Club.
- xi. **MS:** Began preparing the Budget for 2020, but does not have all the exact amounts yet, for example, mowing, and mulching.
- xii. **MS:** Concerns about the Pine Weevils and the Spotted Lantern flies.
- xiii. **MS:** Review of the negotiations regarding the landscape and snow contracts for the next several years. TT agreed to five years on landscape and three years on snow. RR wrote a cancellation paragraph that allows VFP to cancel landscape at three years if the snow contract is not extended to match the landscape acceptable to VFP. After three years of

our snow contract, we will be able to cancel our landscape contract if we wish. **MS: MOTION:** Approve the five-year landscape and three-year snow with exit paragraph. **PL: 2nd.** All approved 5-0.

- xiv. **MS:** Our pool contract has been approved for \$100K for five years. But everything has increased.
 - 1. **PL:** The CAT system has not been working properly. Discussion regarding replacing the system.
 - 2. **MS:** Weekly testing costs for the pool have increased to \$205 from \$185. Tubing will be included but not the labor to replace the tubing. The indoor CAT will be \$420 per year; and the outdoor CATS are \$220 per year. **MS: MOTION:** Accept the five-year contract with Berardelli. **JM: 2nd.** All approved 5-0.
- xv. **MS:** All the bills match.
- xvi. **MS:** Common Association Underwriters insurance (CAU)-New quote increased from \$15,113 to \$16,769. The increase was \$1650 for the Clubhouse valuation increases and two open claim actions.
 - 1. **MS:** The Umbrella policy is \$5 million. For \$300 more per year, if a volunteer is hurt, the person would be covered. Discussion. **MS: MOTION:** Approve the new coverage with CAU Insurance including the added for coverage for Volunteer Insurance. The amount would then be \$17,069. **TTa: 2nd** All approved 5-0.
- xvii. **MS:** There has been a small increase with Continental Management Company; two-year contract with trash company, also an increase.
- xviii. **MS:** The concrete Belgium Blocks has been finished. This is coming out of our reserves.
- xix. **MS:** The drain in Phase II is completed.
- xx. **MS:** 27 trees were cut back.
- xxi. **MS:** Extra insecticide will be used for the Spotted Lantern Flies. This is systemic. It seems that these flies mainly attack Maple trees.
- xxii. **MS:** One bill is still on hold. 231 Fairway-trim branches and kill weeds at Street and Delmont for \$390.
- xxiii. **MS:** Quote #20-Where the trees were removed new trees need to be planted.

III. **GUEST: FRED HAAS (FH) 10:00am**

- a. **FH:** Noted that he was on the board of the Water Municipal Authority (WMA) for five years during part of the time that the two organizations completed the agreement in question. On behalf of the Villas at Five Ponds, a complaint was filed in County Court, with the help of RR, was prepared by the law firm the Association hired to represent us, Begley, Carlin & Mandio. It is comprised of 113

pages which will be served by the County to Bob Nemeroff, counsel for the WMA. After reviewing the detailed complaint, it is evident that the Association has a strong position against the WMA. This covers the PVC laterals and main pipes that were used in our entire community.

- i. **FH:** Found the law firm to represent the Villas at Five Ponds and feels even better now that they are perfect for the lawsuit. It is evident that we should be covered, and that WMA should be responsible. It was important that the suit was filed before the WMA is sold. If a repair is needed, the cost would be at least \$11k for just one repair. If we win, it would protect all other homes in our community. **JM:** A question: If we do win, would it be possible that it would also cover attorney fees? **RR:** No. Probably not.
- b. **RR:** The WMA has twenty days to respond to the lawsuit once served.
- c. **RR:** At one time, Tim Hagey had said that in Warminster Township “we do not do PVC.”

IV. LANDSCAPE

a. Owner Requests for Approval

- i. **AW:** xx Five Ponds Circle-substitute patio stone color-approved.
- ii. **AW:** xx Five Ponds Circle-Wants to remove some of the bushes for replacement with perennials. Approved.

b. Quotes from Total Turf (TT)

- i. **PL:** Quotes add up to about \$17K.
- ii. **PL:** Quote 24-69 Villa-tabled
- iii. **PL:** Quote 25-some of the items were tabled; others were under warranty, some were changed to only grind stumps and change to grass versus replacing with trees.
- iv. **PL:** Quote 26-Removal of some dead trees and branches at the “wood line.”
- v. **PL:** Quote 28-some areas need to be reseeded.
- vi. **PL:** Quote 29-Did not see the tree that is to be removed by this quote.
- vii. **PL:** Quote 27-The entire amount, including the Clubhouse was approved for \$14k and \$410k of this will be taken out of Capital. **PL: MOTION:** Accept all the quotes of approximately \$14k. **MS: 2nd.** All approved 5-0.

c. Owner requests & Questions/Landscape

- i. **AW:** xxx-Owner requests cutting tree roots-**AW: ACTION:** Will send letter telling owner that he can cut the tree roots.
- ii. **AW:** xxx Clubhouse-owner requests that tree be pruned a certain way. **AW: ACTION:** Will send letter that the owner may contact TT asking their opinion if trees could be topped and trimmed.

- iii. **AW:** xxx Fairway-tree issue request-owner feels that the tree is in distress. **AW: ACTION:** Will send letter that TT did not see insect damage. But due to the excess rain owner may want to apply a fungicide for \$125 now and then again in the fall for \$125. Discussion. Homeowner contacted another vendor and already applied fungicide on their own. **AW: ACTION:** Will contact homeowner regarding treating common trees without authorization.
- iv. **AW:** xx Villa-Because of the use of Roundup which the homeowner claims contains a cancer-causing product, resident wants to opt out of the spraying of this chemical on her lawn. **AW: ACTION:** Will write the resident that homeowners are not permitted to opt out of lawn treatments.

d. Action Log

- i. **JM:** The large awning at the pool worked properly for two weekends in August, however, the batteries have been removed and it is now “winterized.”

e. Grounds Maintenance Schedule/Contracts Schedule

- i. **PL:** Pruning is in process, weed control is done, and the fall annuals will be done soon.
- ii. **MS:** AM Mechanical HVAC service was done, plus we are obtaining a quote for a new TV in the ballroom from ED’s TV. The projector screen has been lowered. All else is done.

V. OPEN ITEMS

- a. **AW:** xx Villa-resident must submit a new Architectural Request including drains or grates for approval using either pop-up drains or grates. **AW: ACTION:** Will send letter stating that correction to the property should be done to avoid being fined.
- b. **AW:** xx Villa-homeowner requested that a power wash firm be employed to power wash the retaining walls around the tennis court facing the pool as it is moldy/dirty and for all residents’ driveways and walls. **AW: ACTION:** Will obtain quotes from other Power Pressure Washers that have a portable water tank.
- c. **AW:** xxx Villa-requesting a dog park-**AW: ACTION:** Will send letter thanking resident for the recommendation.
- d. **AW:** xxx Fairway-requested permission for a friend to park in our lot for a week-**AW: ACTION:** Will send letter approving this.
- e. **AW:** xx Five Ponds Circle-wanted to know if there is a “cap” on the amount that homes can be rented for in our community. All renters must follow our community rules and regulations. **AW: ACTION:** Will send a letter that there is no cap.

- f. **AW:** xx Five Ponds Circle-concerned that the resident's neighbor is not controlling his weeds and that the weeds will germinate and spread to the entire community. **AW: ACTION:** Will send letter to the offending neighbor to control their weeds.
- g. **AW:** xxx Fairway-violation of weeds. **AW: ACTION:** Will send letter to clean weeds from their flower beds.

VI. ADDITIONAL ITEMS

- a. **TTa:** Fireplace quote for Ballroom-Discussion.
- b. **JM:** Concerned about the probable commercial van at xxx-**AW:** A letter has been sent.
- c. **PL:** A resident rented the Clubhouse but cancelled in less than a week. Can we return the \$50 deposit? Discussion. Approved by the Board even though it is a variant to the current contract because it was cancelled in less than a week from signing.
- d. **MS:** Will review the budget at the next Board meeting.
- e. MS had to leave the meeting.
- f. **PL:** Revision of the Clubhouse Rental Agreement was reviewed. Discussion and review point by point. Changes were made by members of the Board. **PL: MOTION:** Accept the changed rental agreement with the members changes added. **TTa: 2nd 4-0. RR** Dollar amount of each rental tabled for review and vote interim via email.

VII: NEXT MEETING-Tuesday, October 22, 2019 at 9:00am.

VIII: ANNUAL COMMUNITY MEETING-Tuesday, November 19, 2019 at 7:00pm

IX: ADJOURNMENT RR: Adjourned at 12:20pm.

**MEETING OF THE BOARD OF DIRECTORS
October 3, 2019.**

I: **PRESENT:** All Board members present

II: DISCUSSION WITH MEMBERS OF CLUBHOUSE DECORATING COMMITTEE

1. Discussion of the location of the ping pong and card playing areas of the Clubhouse going forward

a. Recommendations were made to move the ping pong back to the Lounge and move most of the card playing in the Lounge into the Ballroom. Discussion ensued and the Board felt this action was acceptable. No formal vote needed to make this change of location.

b. Also received approval to have the two sample color schemes on display for vote by the members of the Association.

**MEETING OF THE BOARD
October 8, 2019**

1: PRESENT: Mark Schwartz (MS), Joel Mickelberg (JM), Paul Luff (PL), Tina Talansky (TTa). Rick Rodgers not in attendance

II. MEETING WITH CLUBHOUSE DECORATING COMMITTEE

A. Discussion of the purchase of the carpets for the Clubhouse and the replacement of the ballroom wood floor. Avalon quote was presented to the Board for purchase of the 40 oz. carpets and flooring. The community was given five days to visit the ballroom to examine two full boards that showed various choices of carpet for each area. Option #1 received 85 votes, and option #2 received 14 votes and four (4) voted no choice. The Decorating committee recommended the community choice. Discussion. **JM: MOTION:** Accept the quote from Avalon Flooring for \$58,995. **TTa:** 2nd Approved 4-0.

III: ARCHITECTURAL REQUEST

A: PL: xxx Fairway-request for additional landscaping around the patio area. Discussion. **MS: MOTION:** Approve. **JM:** 2nd. Approved 4-0.

IV: BUDGET

- A. **MS:** Presented the budget for 2020. Discussion. **MS: MOTION:** Accept the budget for 2020 with the monthly kept at \$250. **JM: 2nd** All approved 4-0.