

VILLAS AT FIVE PONDS BOARD MEETING-ZOOM

April 26, 2022 at 9:30am

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

RR: Opened meeting at 9:34am

I: PRIOR MINUTES

A. **JM: MOTION:** Accept the prior minutes of 3/22/2022 as presented. **PL: 2nd.** All in favor 5-0.

II: GUESTS: STUART FREEMARK (SF), 33 Villa Dr., BERNARD HOFFMAN (BH), 14 Five Ponds Circle

A. Both guests were invited for the entire meeting.

III: FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XXX Clubhouse Dr.-Fine paid.
- b. **AW:** XXX Fairway Dr.-Fine and late fine waived.
- c. **AW:** XX Villa Dr.-\$270 including a credit of \$15.00

B. Treasurer's Report

- a. **MS:** The Money Market Fund Balances: Customers Bank-\$249,617; Centric Bank-\$249,529; Quint Oak-\$150,155; Current Accounts Payable-\$81,160.81. That will reduce the MMF balances. All are under \$250K.
- b. **MS:** R2807-CD due today from Huntingdon Valley for \$250K. Rate of 0.35%.
 - i. **MS:** Continental Management if looking at rates for us to use. We have a week or so to lock in.
 - ii. **TTa:** Marcus and Capital One's rates are 0.60%.
- c. **MS:** 5060-One resale for \$3,120. Total resales for the year, to date, are \$12,480.
- d. **MS:** 5190-Miscellaneous-\$260.
- e. **MS:** Supplies-\$368.80-Clubhouse materials were ordered.
- f. **MS:** 6451-Water and Sewer-\$1,413.64.
- g. **MS:** 6465-\$2,165 from Total Turf for the last snow.
- h. **MS:** 6521-Ground Other-\$850 for creek bed clearing (half ours-the other half paid for by Christ's home). \$6800 for tree removal.
- i. **MS:** 6522 Ground Contract-\$56,318, most of which was the \$47,350.00-mulching and 1st weed control.
- j. **MS:** 6541-Repairs-\$225.50 to Frank's Electric; \$415.00 to AM Mechanical; \$421 (Repair chair in multi-purpose room).
- k. **MS:** 65411-\$2,088 for split rails. Repair of rails in the community
- l. **MS:** 6542-Contracts-Empire Fitness-\$547.91

- m. **MS:** 4010-Contributed Capital-The current balance is \$82,223.
- n. **MS:** 4020-Transfer to the Reserve this month was \$22,941.11.

C. Review of Future Operating and Reserve Expenses

- a. **MS:** The Balance Sheet is good as a starting point for discussion with the members.
- b. **MS to PL:** We do not accrue corporate taxes until the taxes are due.
- c. **MS to AW:** The Snow contracts have been approved but not been signed yet. Management and Trash before the end of this year.
- d. **MS:** Because of inflation, with Landscaping Other expenses, we need to stay within our budget.
- e. **MS:** The Board needs to define and explain our common expenses and the impact on our Reserves and Operating budget to the community in regards to the increase in the storm water management, the increase in snow removal of 25% over this year, the increase in our Operating expenses with our utilities that will have a new contract pricing next year since our three year contract is up. The rail posts last year were \$10 for each post, and this year they have increased to \$15 per post. This is a 50% increase for the material alone, plus higher labor charges.
- f. **MS:** Insurance and Umbrella: Our Insurance with CAU with full replacement has increased and as the inflated price of the Clubhouse is priced into the policy, the policy rate will increase as well. Most insurance companies are even not giving an umbrella policy now due to the experience of the Florida building collapse.
- g. **MS:** Reserve: We will never be able to fully fund our reserves because of the rapid increases in everything.
- h. **MS:** For all heating and air unit replacements our previous quote was \$116K for all 15 units, but our new quote is now \$160K.
- i. **MS:** Street and Driveway replacements: We should have estimates soon to replace both and put in our reserve study. Plus there is the concern of the cost for replacement of roof shingles.
- j. **MS:** We cannot possibly fully fund our reserves. Next year there needs to be an increase in the HOA in order to better fund the Reserves and increase operating expenses, plus, we may need an assessment.
 - i. **MS:** If we decide not to increase our Operating budget, we could have a community meeting before the fall to discuss these problems with the residents so that they are aware about the increase in everything. "The Budget is the budget, but the numbers are the numbers and they do not lie. The residents must be informed about how we are attempting to keep up with inflation.
 - 1. **TtA:** The Community needs to be informed that these increases have been under discussion for awhile.
- k. **PL to MS:** When should we receive a quote from HBI? **MS:** Hopefully next week.

D. Analytical Labs Increase Notice

- a. **MS:** This has been increased to \$50.00, per pool/spa from \$45.00, an 11% increase.

IV: LANDSCAPE

A. Grounds Maintenance Schedule

- a. **PL:** Edging and mulching has been done; the sprinkler system should be able to be turned on as I feel that there will no longer be freezing evening temperatures; the tennis courts could probably be unlocked now and the net could be put up. The liquid fertilization and crabgrass are half done.
- b. **PL:** Part of the broadleaf was done just before a heavy rain. TT and I will observe to see if there are any broadleaf issues and they will fix it and treat at no charge; insecticide has not been done yet.

B. Total Turf (TT)

a. Snow Contract

- i. **AW:** I will send the new contract to TT to be signed including the 5% discount.

b. 73 Villa -Lighting Reimbursement

- i. **AW:** TT stated that the lights that were damaged during pruning are 16 years old, plus this type is no longer made, making it impossible to replace just one or two lights. Discussion with decision.
- ii. **JM:** If TT does not confirm to reimburse the resident's requested \$200, then we will write a check to the resident and take \$200 from TT's bill. All approved.

V: EXTERIOR CHANGE REQUESTS FOR APPROVAL

- A. **PL:** XX Villa Dr.-Window-The windows the resident wants to have installed look consistent with the development's windows and should be approved.
- B. **PL:** XXX Fairway Dr.-Pathway lights-Resident will replace the pathway lights himself. There is no contractor listed. PL will confirm that the resident will be replacing the lights himself and if so, will approve and will send the decision to AW.
- C. **PL:** XXX Fairway Dr.-Cutback concern-There is an underground spring which constantly runs which is causing a large sawgrass area. The first few years the contractor's vehicles would be stuck in the swamp. In another month the area will be filled again with tall green reeds.
- D. **PL:** XXX Fairway Dr.-Rudegear tree-After the tree was removed last fall, the stump was ground down. PL asked Clayton to put mulch on top. Being evaluated by the landscaper on the course of action.
- E. **PL:** XXX Villa Dr.-Resident is concerned about the Plum tree because it has lichen on it and some of the limbs appear dead. PL had spoken to Clayton about removing it. A few plum trees are being removed each year. After evaluating, Clayton will confer with PL. Five Plums were removed last year and each year the worst ones will need to be removed.
 - a. **AW:** Eventually, all the plum trees will be removed.

VI: MAINTENANCE SCHEDULE

- A. **PL:** Pest Control has been in; Projection screen was lowered, but with difficulty. The next time Ed's TV comes in for some other item, will have them check the screen. Also, we should train some residents on how to use the microphone system. The Clubhouse window cleaning has begun.
- B. **PL:** Has the roof been checked? **MS: ACTION:** Will verify that Manion has been here.
- C. **MS:** The post and rails have been done. Don Kaiser has finished in the Clubhouse repair of the Lounge and Multipurpose Room. Hal is aware to fix the float on the pond pump, but the water is not yet on. Winterize and summarize has this item on the list. All major issues are with Anchor and the FOB and security systems. **RR:** Will let them in. The poker table is in route from California.

VII: OPEN ITEMS

A. Pool

- a. **CAT** (Contract monitoring/call out Cancelled)
- b. **Pool Renovation Pending**
 - i. **AW:** Does the quote include diamond rite coating?
 - ii. **AW:** White is diamond rite coating.
 - iii. **AW:** Asked Emilio if someone could do daily brushing in the ten to fourteen days after plaster and filling. He said his friend would do it for \$100. Emilio could begin within the next two weeks. But we do not want to do it until the outdoor pool is open.
 - iv. **AW:** Compare Emilio's quote \$28,200 (tax not included) versus Berardelli's of \$24,295 or \$29,892 with tax.
 - v. **PL:** Berardelli's is about \$5K less on an even product/project comparison.
 - vi. **PL:** The indoor pool drains have seven year expiration and were replaced in 2019. They are now about halfway through their life.
 - vii. **AW:** New feeders and new drains.
 - viii. **JM to AW:** Send JM the list of all that Emilio has listed and then JM will approach Berardelli.
 - ix. **Tabled:** Action tabled until more information can be developed.
 - x. **JM:** On May 9th the outdoor pool will be uncovered and then needs to be prepped to be able to open before Memorial Day.

B. Stuart Freemark left the meeting at 10:53am.

C. Resident's Request to Address a Published Rule Violation by Use of a "Fire Pit"

- a. **RR:** Quoted from the Declaration of the Villas at Five Ponds-**Article IV, Applicability, Section 4.1 Applicability.** This deals with the Rules and Regulations as may be issued by the Executive Board of the Association to govern the use and occupancy of the Property and...the occupant has accepted and ratified this Declaration, the Bylaws and the Rules and Regulations of the Association and will comply with them.

- b. **RR: And...Article XIX** – Compliance and Default, Section 19.01 Compliance and Default. Each Unit owner shall be governed by and shall comply strictly with the Bylaws and the Rules and Regulations.
- c. **RR: And...Article III-Community Rules and Regulations, General, Fireplaces, Outdoor.** Outdoor fireplaces or chimineas are not permitted.
- d. **RR:** A survey by all of the Boards overseeing 1,187 attached, quad style homes homes, built by McGrath, located in both Bucks and Montgomery Counties, do NOT have any fire pits or chimineas on their premises and do not allow any type of fire pits, chimineas, or anything else like that, except for one home. This is in violation of our stated and published rules and regulations.
- e. **Discussion.**
- f. **PL:** I appreciate the homework that has been done regarding the chimineas and fire pits. This propane fire pit was approved by the Board (4-1 JM) in April 2016. It should have been included in the rules in 2016. All five of the present Board members missed this action in 2016 to incorporate it into the formal rules. I would have liked the Fire Marshall to look at my pit. Now, I would like to review the motion made six years ago.
- g. **TTa:** When doing my research the barbeques could be just as dangerous as a fire pit. When I spoke with the Fire Marshall, he said that wires should be checked on them to make sure that they have not been chewed by varmints.
- h. **PL: MOTION:** Allow outdoor propane fire heater tables. **TTa:** 2nd. Motion voted down. 2-3RR, JM, and MS voted against.
- i. **JM: MOTION:** To reiterate the rule from 2009: Outdoor fireplaces or chimineas are not permitted. **MS:** 2nd. 5-0.
- j. **Discussion: JM:** Permit the use of the decorative table. But decommission the fire portion of the table so it is a non-functioning table.
- k. **JM: MOTION:** Allow a decorative non-functional fire-pit look-alike patio table for the current residence only at 253 Fairway Dr. **RR:** 2nd. 4-0. PL recused himself.

VIII: CORRESPONDENCE

- A. **AW:** XXX Villa Dr.-Issue of dirt being churned up by TT's mowers. **PL:** Will speak with Clayton requesting a fix to the area with the mowers and then PL will contact resident.
- B. **AW:** XXX Fairway Dr.-Green letter regarding roof and damage. Discussion of this issue. **AW: ACTION:** Will send letter to resident that resident should check the shingle manufacturer warranty and contact the roofing company to determine if original shingles were installed properly. These are home owner responsibilities.
- C. **AW:** 43 Villa Dr.-Gym issue-Open coffee cups were left in the gym. Please remind residents that they should clean up after themselves.
- D. **AW:** 16 Fairway Dr.-Dog walking-Residents are walking their dogs between houses and not on the street. **AW:** Will send letter to this resident reminding resident that the area between the houses is Common ground, however, all dog walkers must pick up from their pets.

IX: ADDITIONAL OPEN ITEMS**A. Shredding**

- a. **MS:** Shredding for residents only on May 21st between 9-11am, rain or shine. This is limited to two boxes. Hoping for some able-bodied volunteers. PL: Offered to be there at the event.

B. Bird Feeders

- a. **RR to TTa:** Please check that all the bird feeders in the community are in compliance. That they are squirrel proof per the stated rules.
 - i. **JM:** Will send an email reminding the residents of the new process that the residents can get approved to install bird feeders. Also, new residents need approval to install a bird feeder before it is done.

C. Bernie Hoffman (BH)

- a. **BH:** The Covid re-opening committee is in unanimous agreement about the re-opening of the Clubhouse. I will meet with the committee once more before your May meeting and then will submit all the details to the Board before the next Board meeting on May 24, 2022.

X: NEXT MEETING –May 24 at 9:30am in the Clubhouse**XI: ADJOURNMENT**

JM: MOTION: Adjourn meeting. **MS: 2nd.** All approved 5-0. Meeting adjourned at 12:04pm.