

VILLA OF FIVE PONDS BOARD MEETING

Tuesday, October 25, 2022

Present: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Paul Luff (**PL**), Joel Mickelberg (**JM**), Tina Talansky (**TTa**), Amy Wert (**AW**), Bernie Hoffman (**BH**), Terry Freemark (scribe)

RR opened meeting at 9:30 am.

I. PRIOR MINUTES

JM – Motion: to approve the minutes from September 22, 2022, meeting; **MS** seconds. All approve 5 – 0.

II. FINANCIAL REVIEW

a. Delinquency report

AW: XX Villa one month behind

b. Treasurer's report

Income:

- i. **MS:** \$9360 into Capital assessment

Assets:

- i. **MS:** 2021 tax rebated of \$707 received this past Friday
- ii. **MS:** Customers Bank MM interest rate now 3.25% (up from 1.50%)
- iii. **MS:** Continental trying to place all of our banks at 4% under one umbrella. Hopefully we'll have a better idea this week
- iv. **MS:** new CD with Inspire Credit. **MS:** hoping to cash in CDs with lower rates early, to catch the new rising rates

Equity:

- i. **MS:** \$10,000 in Contributed Capital
- ii. **MS:** \$18,100 went into Reserve for Replacement (minus \$7350 to Total Turf for fence repairs)

Expenses:

- i. **MS:** \$125.00 for Warminster Township emergency fee
- ii. **MS:** Pool supplies & maintenance –Transferred \$759.70 from pool supplies & maintenance to reserve for all new brass anchors.
- iii. **MS:** Security-alarms - \$740.00

iv. **MS:** Grounds Maintenance - \$650 for xxxxxxxx *lawn repairs per quote; \$580 for power-seeding (MS knocked price down \$450)*

v. **MS:** Grounds maintenance contract – the cost of \$2500 for fixing basin drain covers **MS** moved to Repairs & Maintenance

vi. **MS:** \$4365 to AM Mechanical for pool repair; \$1045 for Anchor for indoor pool emergency light replacement

vii. **MS:** \$640 to AM Mechanical for pond float solenoid; \$75 for sprinkler head repair.

viii. **MS:** Fitness equipment repairs \$488.66

ix. **MS:** \$430 pond contract work

x. **MS:** Fuel surcharges - is a new account that Continental put into the system to track this item across the board separately.

xi. **MS:** corporate taxes \$800 accrual

xii. **MS** circulated article about the current challenges in balancing HOA costs in today's inflationary environment. **JM:** shared a subscription to Common Ground magazine, addressing these issues. **AW:** all HOA communities are feeling a trickle-down effect after the condo collapse in Florida with rising insurance rates or no umbrella coverage at all.

xiii. **MS:** the painting is going slow. 50 homes and the Clubhouse are done. The contractor can work up to Christmas. **PL** suggested paying 25% of the contract at that time.

xiv. **MS:** S & C signs – no one is sure if they're done yet. Still no bill. **AW** will check.

xv. **MS:** all storm drains are done. **MS** knocked \$500 off of HBI bill.

xvi. **MS:** Ed's TV – the hi-def projector has arrived; the screen is ordered, still waiting for its arrival. \$2500 deposit (**MS** knocked \$500 off price)

xvii. **MS:** Total Turf – basin repair and fencing completed. Increases for next year addressed – Total Turf wants to raise rates 30%; we got them to reduce increase to 25%. A better comparison sheet between this past year's price quotes and next year's was requested from the company. **TTa:** suggested networking with other communities that use Total Turf for price comparison purposes. **JM:** will check with Regency of Northampton about their snow removal fees. Board will need to decide about cuts in services to offset, if any.

xviii. **MS:** at the end of September report, we are 75% through our yearly expenses.

- a. with Pool Maintenance, we're through 79.5% of allotted budget (but this will come down)
- b. Water & Sewer – at 298%. This will come down thanks to **PL**'s work for sewer reduction fee. **RR** and all members expressed their thanks to **PL**. **PL**: explained the process, and the Warminster board agreed to a 40% credit (>\$4800 ytd) which will show up in next bill. In Phase II, we'll get credit, but will be back billed for first 10 months. **PL** also submitted an application for 280 homes – Warminster board met and will put in a whole new line for HOAs.
- c. Alarm - 116%
- d. Utilities – 64.5%
- e. Grounds – 105.6% (mainly due to power seeding)
- f. Repair & Maintenance – 91.2%
- g. Ground contract – 71.9%
- h. **MS**: overall, we are budgeting well. Have spent 73.91% of allotted budget at the 75% mark for the calendar year.

2023 Budget:

MS: revised version approved by our Board from Continental Management sent out to all residents.

III. Grounds Maintenance Schedule

a. Total Turf

- i. **PL**: they're winterizing lawn and sprinkler system. A few spots were found leaking and will be repaired in the spring startup. Granular fertilizing done.
- ii. **PL**: the geese problem. They have not returned. Will they?
- iii. **PL**: looked at tree removal/replacement quotes with Total Turf. 3 are no charge as they are replacing existing TT plantings.xx Villa – add one tree in back at cost of \$925. 83 and 95 Villa – **PL** recommends cutting both of them off and keeping the stumps, to prevent erosion on the hill for \$700. Quote 14 approved with modifications listed.
- iv. **PL**: hill between tennis court and pond has a dead recently planted Kousa dogwood because of swale. River birch will replace it, at cost of \$100
- v. **PL**: trimmed all trees around basin. Total Turf removed clippings at no charge. **RR** trimmed back roses; Total Turf removed clippings.
- vi. **PL**: basin drain clogged; will be cleaned before winter by TT.

vii. **JM:** said **AW** wrote to xxxxxxxx inviting him to discuss his tree issue. He never responded, nor showed up at today's board meeting. **PL** spoke with Hayden – Total Turf has had now two separate managers weigh in on the practical installation of a tree at that location and do not recommend it.

b. Q13 drainage issue along Cloverly

i. **PL:** spoke with Dalton George of the Water Authority about the ditch that Cloverly Road homes and our homes water drains into. FEMA will enlarge the piping on one particular home (tear out 48" pipe and replace with 60" pipe), effectively increase the flow of water draining into our properties a lot faster. Project targeted for next year. May affect the back of VFP and **PL** asked the Water Authority engineers to check.

ii. **PL:** area of 12 feet of erosion (over 17 years) on our property that caused a pond and collects mosquitos. This is considered an area that needs to be addressed, and VFP's responsibility, not the township's. Recommended correction includes 2 drainage boxes and piping that will drain into the creek bed, at a cost of \$6650. **RR:** fix it now or wait and earn interest on money first? **PL:** suggested it would be more appropriate to work with FEMA's time schedule and do it at that time.

IV. Exterior Change Requests for approval

a. xxx Fairway landscaping completed. Approval done between meetings. Work being done today.

V. Maintenance Schedule

a. **PL:** reviewed the Maintenance schedule items for October. Ice machine was working well, no additional maintenance needed.

VI. Open Items

a. Annual – nothing covered. Board will meet prior to the Annual meeting to decided on topics for each member.

b. Clubhouse vs. zoom Annual Meeting

i. **JM:** introduced the conundrum of Clubhouse vs. zoom vs. a hybrid Annual Meeting, with much discussion following.

ii. Board decided to totally zoom the Meeting. **RR:** the Board should all be together for the Meeting; **MS:** on one laptop camera including everyone; residents all on zoom. **AW** will attend from home.

iii. **AW** will forward **JM** link for meeting, who will send to all VFP residents. Questions from residents can be sent ahead of the meeting to **AW**. All questions will be answered at the end of the meeting. There will be no live questions.

iv. Voting for Board members will be due November 30. **JM:** while the later voting appears to go against the VFP by-laws, COVID precaution creates the exception to the rules.

v. Board will finalize where to meet for the Meeting at next week's prep meeting.

VII. Correspondence

a. 166 Fairway wall concern

i. **PL**: shared photo of the leaning wall. No recommended changes at this time from TT evaluation. **AW** will send letter to resident. Will watch.

VIII. Additional Open Items

a. **BH**: working on template for sheet for residents to submit for social activities

b. **BH**: suggested posting requests in gym (younger, stronger residents), when physical assistance is needed for neighborhood tasks.

c. **BH**: suggested changing ballroom maximum capacity to 120-125 for events, not the present 150. Create a waitlist if more want to attend.

d. Discussion about the advantages of the relatively small amount of money VFP accrues from Ballroom events vs. wear-and-tear to the Clubhouse.

e. **MS**: spoke to Gilford, who found someone to buy and remove our Clubhouse pool table for \$500. And at a fee of \$750, this person will charge \$750 to remove pool table from **TTa**'s house and re-setup in the Clubhouse. **MS** suggested a small plaque to dedicate for Sonny Rudnitsky. Also, a small plaque for the shuffleboard for Bill Cohen who recently passed away. **MS**: makes the motion; **TTa**: seconds. All agree.

f. **MS**: Southern Company picked up 16 pool and 2 lounge chairs for re-webbing. \$75 per chair; \$99 per lounge chair.

g. **MS**: Carson is sick; need to find someone to insert snow sticks

h. **MS**: tennis nets not taken down yet.

i. **MS**: 3 heaters need to be checked

j. **MS**: TT to take in swans and dog; **PL**: needs to be done soon, before frost

k. **PL**: will turn off flow timer

l. **MS**: flowers removed around pool; pots covered with plastic. Hoses need to be stored.

m. **MS**: need to shut off de-humidifier, outdoor pool pumps, 2 breakers on pond.

n. **MS**: Salt is ready

o. **MS**: timers need to be changed for end of DST

p. **JM**: Christmas tree and menorah to be set up by fireplace

q. **JM**: reminded that touchless toilets and sink batteries need to be changed once a year. **PL**: reminds the Board of the Excel spreadsheet created with list of battery changes; he will resend.

r. **PL**: discussed the sagging deck on xxx Fairway that has not been fixed yet. **AW**: will send letter to resident for status update on repair. Otherwise, VFP will hire to do repair, forwarding bill to resident.

IX. Board Meeting November 2022

Board agreed for Tuesday, November 29, at 9:30 am.

X. Adjournment

JM moved to adjourn meeting; **MS** seconded. All agreed at 11:58 am.