

Villas at Five Ponds  
Board Meeting  
November 26 2019

In attendance: Rick Rodgers President (RR); Joel Mickelberg Vice President (JM); Mark Schwartz, Treasurer; (MS); Paul Luff, Secretary (PL); Tina Talansky, Member at Large (TT); Amy Wert, Property Manager (AW)

Meeting was called to order at 8:35 a.m. by RR.

- I. RR presented minutes from the October Board meeting for approval. JM motioned that the minutes be approved PL 2<sup>nd</sup> the motion and they were approved.

Additional items for the Board Meeting were addressed at this time

- Vote for Board Officers- JM motioned for present officers to stay in their positions be approved. MS 2<sup>nd</sup> motion. All approved
- Vote to authorize Ambler Fireplace to fix and repair the ballroom fireplace for \$1124. JM placed a motion to approve. PL 2<sup>nd</sup> the motion. All approved.
- Discussion of request to hold Weight Watchers meetings at the Clubhouse. MS questioned if community will receive some funds. Discussion. Other questions were raised. PL Motioned to allow Weight Watchers meetings at the Clubhouse but only for residents. TT 2<sup>nd</sup> motion. In favor: TT,PL,RR; Against JM, MS. JM will contact the administrative person from Weight Watchers to clarify other questions.
- Discussion/vote to change community “no sign” rule. JM presented that the bylaws state that there can be no outside signs. Discussion: TT- signs have been approved but mostly real estate signs. JM- questioned if a holiday sign with words would be acceptable. PL motioned to amend the rules to allow holiday signs inside the windows. TT 2<sup>nd</sup> the motion. JM, MS-Against; RR, PL and TT in favor.
- Respond to Ron Gordon and Dale Baver request to be Associate Board Member. Discussion including having them come to a meeting due to confidentiality what would the guidelines be, where do their interests lie. Board will talk to them and invite them to the next meeting. It was reiterated that new members are needed on the finance committee.
- File of Life- had previously been bought for the community. JM motioned that the Board allow Jean Smyth, RN order new File of Life for the community for the cost of \$420. PL 2<sup>nd</sup>. Approved.
- Vote on any decorating requirements and set date for a meeting to follow up Decorator’s presentation for complete discussion with committee. TT- if furniture is ordered now then there could be a significant savings as prices will go up in January. Monies needed would be furniture-\$60,000 and \$5,000 for fabric. Suburban Marble- \$5,500 can be put on credit card. Will utilize known

craftsman for painting and wallpaper and will save money. TT reviewed the schematic which shows the changes which would allow more space. TT also presented guidelines of proposed charges. Discussed further what the painter will be doing. Addressed the charges. MS Met with Brian at Continental to review the reserve which indicated that there are funds for the Clubhouse to be redecorated. RR questioned what the \$245,000 in the proposal represents TT reviewed. TT motioned that 2 checks be cut. One for the furniture for \$60,000 and one to the decorator , Design East for the fabric for \$5,000 Suburban Marble will be paid \$5,500 and charges can be put on the credit card. JM 2<sup>nd</sup>. Approved. Will have a follow up meeting with the Decorating Committee on Tuesday December 3, 2019 at 9 a.m.

## II. Financial Review-MS

- A. Delinquency Report-AW
  - a. XXX Fairway Dr.- \$15 late fee for October is owed.
  - b. XX Five Pond Circle- \$25 fee due to thistle not being removed
  - c. XXX Villa Drive- \$78.75 court costs
- B. Treasurers Report- MS: Money Market is in good shape there were 2 resales of homes, continued court costs, reviewed categories, bills paid, deposits: \$39,689 income; if the snow holds off, way ahead in terms of income and operating expenses; handed in 2 bills: one for Total Turf and one for repair of the humidifier; learned that new indoor pool motor has a longer warrantee then initially thought; Total Turf costs for recent storm expenses; spoke to PL about disputed charge on Capitol One Credit card; Fountain is being turned off and taken out
  - a. Aqua link- Extended contract for 2 years at the same cost
  - b. Exterminator- contract extended for 3 years at \$2 less
  - c. MS: Raised question regarding the Board contributing to Toys for Tots- Discussion- PL Motioned that the Board contribute \$300 to Toys for Tots. TT 2<sup>nd</sup> motion. Approve- TT, MS,RR,PL Against- JM
  - d. MS- gift cards will be purchased and distributed as they were last year with some additions and deletions.
- C. MS: Meeting with Chew Bittle Co. on November 27, 2019 to discuss stucco repair including the copula

## III. Landscape-PL

- A. Owner requests for approval
  - a. XXX Fairway Dr. PL- Owner is requesting that a different paver be approved. (One of the pavers was shown to the Board.) Approved by the Board
  - b. XX Fairway Dr.- replacement of bushes has been approved
- B. Quotes- No quotes at this time
- C. Owner requests & questions/landscape
  - a. XX Villa Drive- PL-requested the replacement of tress. Will be evaluated in the spring

- b. XX Villa Dr. – PL-committee is looking at the request and it will be further evaluated in the spring
- c. XXX Villa Dr.-PL- request to have the tree line assessed- will be assessed in the spring and trees may be cut back.
- d. XXX Villa Dr. -PL- ongoing request that trees be cut down but present request stressed the need due to the storm. Will be assessed.

D. Action Log

- a. PL: Will look into the cost of having the tree line trimmed in winter dependent on cost
- b. PL-Clean-up of leaves is taking place
- c. PL- Fountain will be turned off and questioned whether outside pump should be brought inside
- d. PL- raised the fob list. JM- the system to monitor is not working. Need to update fob list. AW is working on this

E. Grounds Maintenance Schedule- as indicated

IV. Maintenance Schedule: per list

V. Open Items

- A. Correspondence: addressed in Additional Items above

VI. Additional Open Items

- A. JM: 6 signs that say that there is video surveillance have been purchased, there is still some bent areas on the fence, feel the 2 being used are effective. PL: Area on Street Road was bent due to spreading fences and walk through.
- B. JM: RR is being pressured about the schedule for the ballroom. TT: The schedule is being worked out and will be reviewed on Tuesday. RR: Will need a chart and Continental Property Management will need to be notified that the Clubhouse will not be available for renting.
- C. JM: Questioned if the Decorating Committee will arrange for the disposal of the furniture. TT: Yes
- D. JM: Removal of trees- can use examples of those who have done so at their own expense
- E. RR: Updated the Board regarding the lawsuit with Warminster Water Authority: WWA has opted to go for discovery will probably go to trial but date will not be determined until discovery is complete. JM: Raised question of what is covered by insurance when there is water damage. PL; Informed the Board that the bill for a home that was damaged due to pipes and water has not been paid.

VII. Next Meeting

- A. December 17, 2019

VIII. Adjournment

- A. JM motioned to adjourn the meeting at 10:35 a.m. RR 2<sup>nd</sup>. Meeting adjourned