

Villa at Five Ponds Board Meeting

December 20, 2022 via Zoom

Present: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Paul Luff (**PL**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Amy Wert (**AW**), Bernie Hoffman (**BH**), Stuart Freemark (**SF**) guest, Terry Freemark (**TF**) scribe. Ray Lerro cancelled.

RR opened meeting at 9:32 am.

I. Prior minutes

JM motioned to approve minutes from November 29, 2022 meeting and **MS** seconded. All approved 4-0. **LN** was not a Board member at the time of the meeting.

II. Election of Officers

JM motioned to reelect officers of the Board, and approve **LN** as member-at-large; **RR** seconded. All approved 5-0.

III. Financial Review

a. Delinquency report

- i. **AW**:XX Villa assessed \$10; 140 Villa assessed \$270 plus \$10 late fee
- ii. **JM** to send reminder to community about new fees and automatic withdraw

b. Treasurer's Report (**MS**)

Figures from 11/30/22 balance sheet are off due to new CDs bought in December

a. Assets

- i. Barclays CD at 4.85% due 6/14/24, \$150,000
- ii. Schwab CD at 4.70% due 11/21/23, \$200,000
- iii. Key Bank CD at 4.80% due 2/20/24, \$150,000
- iv. Sallie Mae CD at 4.90% due 12/08/25, \$215,000
- v. Silvergate CD at 4.70% due 11/17/23, \$199,760
- vi. Synovus CD at 4.50% due 12/16/24, \$150,000
- vii. Wells Fargo CD at 4.85% due 11/29/24, \$200,000
- viii. Capital One CD at 2.40% - would like to move to MM to get better rate
- ix. Trumark CD, \$250,000 sold; lost \$431.50 but put the money in a higher yield CD per Board approval prior to meeting
- x. Live Oak CD, \$250,000 sold; lost \$1050, same action as Trumark

- xi. We can now ladder our CDs due to higher interest rates
- xii. Centric MM at 1.75%; will buy CDs to get higher rate.
- xiii Customers Bank MM at 3.00%; will be 4.25% as of January
- xiv. **MS**: looking to move \$150,000 out of operating and \$235,000 out of reserve MM for one year. Board will need a vote to approve moving.
- xv. **MS**: enough cash flow for reserve in January/February that it will cover painting bills
- xvi. **PL** reminds the Board that taxes are a cost consideration. Suggestion to park some money in operating as opposed to all in reserve to pay the taxes.

b. Equity

- i. Reserve for Replacement
 - a. \$2500 for projector/screen
 - b. \$20,800 for Don Kaiser painting
 - c. Ed's TV and painting left on balance for reserve

c. Expenses

- i. Administrative
 - a. Office supplies higher this month due to mailings
 - b. Meeting/Board cost from annual Community meeting
- ii. Operating
 - a. Utilities/clubhouse costs lower due to credit rollover
 - b. Water & sewer –\$0 still have over \$2000 on credit
- iii. Maintenance
 - a. Repair & maintenance – Common – included split rails, electrician, and mailboxes
 - b. **PL** mentioned VFP hasn't gotten billed yet for pond aerator repair
- iv. All gift cards given out; completely covered by Capitol One cash rewards
- vi. Meet & Greet – monies will come out of Capital
- vi. Warminster FD, PD, and Central Bucks Emergency Services \$250 gift each

MS: \$1,000 in petty cash handed in receipts to balance it out

MS: Have not received payment from Gittis from Social Committee

MS: Old projector/screen donated to Habitat

MS: Brill Landscaping bought a brining machine; will explore with them the feasibility of using them for salting streets/parking lot.

LN: concerned about quality control with our painting job. **AW** reminds that she needs to be notified immediately of any concerns when they happen, not after the fact.

IV. Grounds Maintenance Schedule (PL)

- a. Some leaves are still coming down
- b. Geese mediation done; dogs are still out. **BH** says geese are starting to spread out beyond pond area in Phase II by the golf course. **PL** will contact Total Turf about possibility of expanding geese treatment.

V. Exterior Change Requests for Approval

- a. No architectural requests open

VI. Maintenance Schedule

- a. AM Mechanical/HVAC – one motor replaced; extra circuit board and motor in storage
- b. Key FOB list up to date
- c. 3-year electrical inspection due in January. This needs to be scheduled. **AW** will call Mid-Atlantic; **RR** will meet with them. (cost \$550 in 2020)
- d. **BH** explored the issue of using high-quality mulch; **LN** echoed these sentiments as to its content. **PL** and **AW:** Total Turf makes their own mulch.

VII. Open Items (JM)

- a. XXX Fairway wall
 - i. Two quotes on retaining wall repair shared with Board. **LN** inquired about a breakdown of costs from Total Turf's proposal. **AW** will request breakdown.
- b. Discussion of integration of **LN** into Board "workload"
 - i. **LN** willing to be taken under any and all "wings" to learn and help
 - ii. **AW:** Tina Talansky's FOB to be turned back to normal operating hours, and **LN** to be made 24 hour, by the O'Brien's.
- c. Committee formation

JM compiled a list of all who have volunteered

 - i. Rules review committee
 - a. **PL:** group that signed up too big to manage but will convene and see how many stay on

- b. **BH** recommends an odd # of people on any committee (7 ideal), and a reminder that committees give recommendations, not changes
- c. **RR** feels it important to keep **PL** and Barry Moskovitz on as historians; **PL** will be liaison; list will need to be pared down

ii. Multipurpose room rental contract review committee

- a. **JM** will be liaison

iii. Pickleball

- a. **PL**: 16 members are on the list; at least 31 expressed interest from the new resident Meet & Greet
- b. **MS**: McGinnis Co. recommends 2 courts. They can either paint or tape the courts; possible net purchase from Amazon? Cost would be \$500 for 2 courts.
- c. **PL**: showed a diagram of our present court, and how to manage two pickleball courts and nets arrangements.

VIII. Correspondence

- a. XXX Fairway requesting a reconsideration of allowing owners to install backup exterior generators in case of power failure
 - i. **RR** reminds everyone that this issue was explored a few years ago. It was nixed after thorough research, due to multiple factors (noise, location near neighbors' windows, CO exhaust, architectural disruptions)

IX. Additional Open Items

- a. **BH**: community should be reminded to exercise due diligence and precautions due to public health predictions of a bad upcoming COVID/flu season
- b. **BH**: community should be reminded to keep on top of their mail in mailboxes; remember to keep cars locked in parking lot. Important safety considerations
- c. **BH**: suggested a monthly community reminder to the community of all that the Board does for them
- d. **MS**:
 - i. Empire fitness – no issues in the gym
 - ii. Creation of three plaques:
 - a. flagpole for Jim Carson
 - b. Sonny Rudnitsky for pool table
 - c. Bill Cohen plaque near Shuffleboard Score keeping device

d. **JM**: need to put Tina Talansky's name on the previous Board members' plaque

iii. Will remove the cardboard dogs

iv. E-blast – not fully counted yet, but **AW** says it looks like a big turnout so far

v. Finance Committee

a. **LN** will remain sitting on committee with **MS**; **PL** will drop off the committee

vi. **JM**: XXX Fairway received big box to an unknown addressee; no one who lives in community. **AW**: this is not the responsibility of the Association.

vii. **JM**: only 55 people have signed up for New Year's brunch; may cancel

viii. **PL**: questioned when age-qualifying is conducted.

AW: done every other year. Says that at least one member of each unit must be 55 or older, and this must be in 100% compliance. Part of the closing process at time of sale.

ix. **PL**: inquired about fire tables; **AW** still has not heard from CAU as of yet

x. **BH**: suggested that the Board should remind our new state House representative and state Senator of our unfair situation in regards to the payment of school taxes. Discussion ensued.

X. Next Board Meeting – Wednesday, January 25, 2023, at 9:30 am.

XI. Adjournment

RR motions to adjourn; **JM** seconds. Meeting adjourned at 11:46 am.