

BOARD OF DIRECTORS MINUTES January 23, 2019

PRESENT: Rick Rodgers-entered ½ hour late (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Tina Talansky (TTa), Amy Wert (AW),

ABSENT: Paul Luff (PL) family emergency, Merle Neulight - Scribe absent

JM: Acted as scribe

RR: Calls meeting to order 9:10 am

I. Prior Minutes

A. **JM: MOTION:** Approve correct November 28, 2018 corrected minutes and December 19, 2018 minutes as presented. **MS: 2nd** Approved 4-0

II. Financial Review

A. Delinquency Report

a. **AW:** Indicated that the number of people on the delinquency report is larger than our normal. It might be end of year issues. **AW:** Confident this will decrease next month.

B. Treasurers Report

- a. **MS:** Monumental C/D renewed 2.5 %
- b. **MS:** Royal Bank, now Bryn Mawr, switched to Quaint Oak Bank at 2.5%
- c. **MS:** We had four re-sales in December
- d. **MS:** C/D due February 1st, #28103 at Meridian which is 1.45 % to be renewed at 2.5%. **MS: MOTION:** Will switch the C/D. **JM: 2nd**. 4-0
- e. **MS:** Work done by Total Turf (TT) for \$30K which was not completed, still owes us 10 trees. TT did not want payment, so Brian, at Continental Property Management (CPM), accrued \$11K for Dec .2018.
- f. **MS:** We were \$50,709.00 under our 2018 Operating budget.
- g. **MS:** \$6 more per month from the monthly in 2019 will be added to reserve for Shingle replacement.
- h. **MS:** \$10k paid to Franks Electric for outdoor light replacement /work.
- i. **MS:** Dan from TT wants a 10% increase in 2020. A document was discovered that indicated that TT will accept no increase in 2020. **MS: ACTION:** Will negotiate.
- j. **JM:** How much more than zero will you allow/negotiate? **MS:** Feels 2020 is settled.
- k. **AW: ACTION:** Will send notice to Dan
- l. **MS:** Recommends we skip flowers and the baskets this coming year
- m. **MS:** Has quote from Franks Electric to replace large over hanging lights in the indoor pool with physically smaller LED fixtures. MS needs clarification of the quote. They will need a scaffold. to do the job.
- n. **MS:** In his opinion DKC company is too costly for the handyman type work they perform. MS provided a few quotes as examples.

- o. **PL:** Texted a question for Amy about the residents' deed trusts follow up. **AW: ACTION:** Will respond to resident.
- p. **MS: MOTION:** We purchase an extra upright bike, two replacement elliptical machines because the old ones are rusted. The equipment, delivery and installation would be \$9,574.00 for our fitness center. Bike will be paid out of Capital and Ellipticals from Reserve. **JM: 2nd 4-0**
- q. **MS:** Showed some examples of wireless capabilities to listen to our TVs while working on the equipment. **MS: ACTION:** Will check with ED's TV.

III. Landscape and Architectural

A. xxx Fairway- request to install direct TV Dish on their roof

- a. The following issues with the request were discussed:
 1. Per rules, mulch bed is the preferred location. Nothing in the paper work indicates why the roof versus the mulch bed?
 2. Where will the wiring to the dish from the home be placed?
 3. Maximum size allowed is in the rules, but there is no mention of size submitted in the paper work.
 4. Resident must acknowledge that the cost of taking the dish down and putting it back up during roof replacement must be paid for by the resident.
- a. **JM: ACTION:** Will notify resident of the issues.

IV. Grounds Maintenance Schedule- No open items.

V. Maintenance Schedule

- A. **MS:** Wants to add Scott HVAC to perform annual service on clubhouse ice machine and commercial refrigerators in June.

VI. Homeowner's Log request

- A. No major issues discussed.
- B. Total Turf Log
 - a. Mailbox cluster,
 1. One additional mailbox needs replacement
 - b. Discussion of issues Dan seems to have with the Homeowner's log process.

VII: CORRESPONDENCE

- A. **AW:** xx Villa Dr-resident wants a replacement tree for the Hawthorne replacement tree because he is concerned that there may be "poison" thorns. **PL: ACTION.** Will check this out.
- B. **AW:** xxx Villa states that there is a trip hazard where the black top is sinking at cement lip entrance to garage and wants this fixed.
 1. **RR:** Unclear in revised documents if this is the responsibility of the Association. **MS: ACTION:** Will have HBI look at it in the spring.
 - c. **AW:** xxx Fairway Dr-deed change correspondence
 - d. **AW:** xx Villa-deed change correspondence

VIII. Additional open items

- A. Request to purchase a community laptop for guest presentations.
 - a. **MS: ACTION:** Will confirm with ED's TV that the set up can handle all types of laptops. Request to purchase tabled.
- B. Age Qualified mailing needs to be done in 2019. Last done in 2017.
 - a. **AW:** Clarified that we must have at least one person, 55 or over, living in 80% percent of our homes, (224 homes).
- C. Should Men's club continue to be a member of the Social Club because they are no longer doing community events.
 - a. Consensus of Board is that there is no harm to allowing the Men's Club to remain in the Social Club, There is no requirement that a Club has to run events.
- D. Other
 - a. **RR: ACTION:** Will examine the code that supposedly requires sprinkler heads be changed. Code might be old for metal piping with rust and metal shavings reaching "heads." This is not an issue with PVC.
 - b. **MS:** Manion replaced four "boots" on Clubhouse roof. The copula still needs Plexiglas cover to block the wind.
 - c. **MS:** Vents in the clubhouse have been cleaned and unit # 7 has new blower motor.
 - d. **MS:** AM Mechanical looking into having higher number Merv filters & UV lights for our HVAC units. **MS: ACTION:** Will discuss with AI about how often should vents be cleaned.

IX: Next Meeting - Wednesday, February 20, 2019 9:00 am

X: ADJOURNMENT-JM: MOTION: Adjourn MS: 2nd 4-0