

BOARD OF DIRECTORS MINUTES February 20, 2018

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

ABSENT: Merle Neulight (Scribe)

RR: Opened the Board of Directors meeting at 9:02 a.m.

I. PRIOR MINUTES

- A. **JM: MOTION:** Approve submitted minutes from January 24, 2018. **PL: 2nd.** Approved by members present at January meeting, 4-0. **TTa** not present in January meeting.

II. FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** Reviewed the seven homeowners that have delinquencies; none are up to the actionable state. XX Villa is two months behind and two others are a month behind.

B. Treasurer's Report

- a. **MS:** All of our Money Market accounts and CD's are under the \$250K threshold.
- b. **MS:** Continental Management Company is looking to go to Huntingdon Valley Bank for checking accounts and no fees.
- c. **MS:** Reviewed current Operating Account overage for coverage of the monthly expenses. We are currently good at 2 ½ times the monthly average expenses. Discussion on the January bills and several bill details. The current and 2017 Year End reserve numbers and the Capital Account were reviewed.
- d. **MS:** Presented a history of the snow accounting for the association. Also, the vending account that was separate for vending sales and the expenses were closed out with \$677 with the balance received by MS.
- e. **MS:** Bucks County Ambulance donation was completed (approved by the Board between meetings) and JM to meet with them regarding our neighborhood.
- f. **MS:** Asked PL to check on the gas rate for the clubhouse for the coming years.
- g. **MS:** Discussion on the Social Committee finances.
- h. **MS:** Cooking Club issues were discussed regarding the club usage of the materials and facility. JM and RR to settle and fix the issues.
- i. **MS:** Interested in a change in the front of the entrance with a rock/water pool. **PL: ACTION:** Will talk to several people regarding a design.
- j. **MS:** Discussion on maintenance of the fire extinguishers and lights for exits.

III: LANDSCAPE/ARCHITECTURAL

A. Architectural Requests

- a. **PL:X** FPC-request for a change to include gutter guards. PL had a discussion with the homeowner and she is willing to accept the Board changes for the no-show guards. Neighbor has dropped their request. Recommended to accept the changes. Approved. **AW: ACTION:** Will notify homeowner.
- b. **PL:** Discussion of the need for tree pruning and or removal for XXX Villa. Various quotes were discussed and PL personally reviewed the issue. Recommended to go with the pruning @ \$95 from TT. Discussion of the pruning of the 34 trees listed on the balance of the quotes. TT was almost twice the cost from TreeEx. TT to do the Ash tree at XXX Fairway. We are splitting the project with two vendors.
- c. **MS:** Discussion on using Ice Plants in selected areas that require less water needs. Can find varieties that bloom 8 months of the year. **PL: ACTION:** Will investigate varieties. TTA suggested to PL to look at Bryn Athyn Cathedral for the ice plants.
- d. **PL:** New dogs were added to the landscape in the basin to keep geese away. PL discussed the basin water issue and the next steps with the Township.
- e. **PL:** Discussion on the possible change to the rules regarding exterior changes without approval which would include an immediate \$ 500 fine. RR had not reviewed the proposal and wanted to make some changes. Tabled for next meeting.

B. Monthly Grounds Maintenance Schedule

- a. **PL:** No open issues at this time for February.

C. Monthly Contract and Maintenance Schedule

- a. **MS:** Empire contract renewed.

IV: GUEST Brian Rachlin (BR) Security and Camera

- A. **BR:** Discussed the program for the security and fire protection of the clubhouse. Quoted rates for an upgraded and a standard fire program with periodic checking system. The system his company uses for monitoring is Affiliated Central located in North Central N.J. Pricing for the additional system work for better off electric monitoring would be about \$30 per month more.
- B. **JM:** Asked about the Keri system and BR's work with Keri. BR has worked with Keri systems before and assured the Board he and his company's availability to be here when needed.
- C. **MS:** Asked about the hall sensors installed for motion detection by Anchor. BR noted that they can "go to sleep" with the new ones to save electricity.
- D. All thanked BR for making this presentation and MS asked him to quote for personal use alarm systems for homeowners.
- E. Discussion post meeting with BR. RR: Wants Anchor here to discuss the open issues and the timely response to issues at Villas of Five Ponds (VFP). RR did not like the idea of separating the pump/fire equipment work with the

monitoring and prefers having them together. **PL:** Pointed out that we had them working well, separated, for many years prior to the last three years. **JM:** The monitoring parts of the fire and burglar have always been done by one company. **RR: ACTION:** Will have Anchor in for a discussion and review.

V: CORRESPONDENCE

- A. AW:** XXX Villa – issued a tree trimming request for a birch tree at the rear of the property. **PL: ACTION:** Will review and if needed, AW will add to the 34 trees to be trimmed.

VI: OPEN ITEMS/OTHER

- A. JM:** XXX Fairway possible response regarding priority for dialysis treatment if snow is an issue. **AW: ACTION:** Will address the process with the homeowner. The Board does not recommend specific priority at this time.
- B. JM:** Anchor requested VFP to pay a remote access fee to their company for the Keri system of \$49. Board rejected this request.
- C. JM:** Regarding Ellen Jarvis' offer to volunteer for the position of vending machine operator. Discussion. **JM: MOTION:** Have Ellen Jarvis handle the vending machine for VFP. **PL: 2nd.** Approved 4-0-1. MS-abstained.
- D. RR:** Noted several cable boxes are down from the last snow storm. **JM: ACTION:** Will contact TT to ask if most could be re-up righted by TT men. In reality, this is a Comcast issue.
- E. MS:** Lights in the hallways have been changed to LED's. Need to have AM Mechanical fix the issues with the piping in the second floor for no drain freezing. Still having issues checking the new motion detectors. **RR: ACTION:** Will follow up with Anchor when meeting with them next month.
- F. MS:** May need a new copier soon. Discussion. Tabled.
- G. TTa:** Need new pictures in the ballroom. Discussion. MS suggested that we may have to hire a decorator.
- H. JM:** TV has an issue in that it appears to turn on automatically in the middle of the night. MS: Spoke to Ed's TV and they recommended removing the universal TV remote from the building, as a test, to determine if that is the cause of the problem.

VII: NEXT MEETING

- A. Board Meeting-** March 28, 2018 at 9:00am.

VIII: ADJOURNMENT

- A.** Meeting adjourned at 11:04 am.