

Villas at Five Ponds February Board Meeting

March 7, 2023, via Zoom

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

RR opened the meeting at 9:30 am.

I. Prior Minutes

JM motioned to approve the minutes from the January 25, 2023 Board meeting. **MS** seconded. All approved 5-0.

II. Financial Review

a. Delinquency report

AW: all delinquent fees have been paid. XX Fairway Drive paid in advance for the entire year, so Board approved that late fees be waived.

b. Treasurers report

MS: We are in great shape right now.

i. Assets

- a. Money market accounts are all generating 4.25% interest as of this month
- b. All CDs are generating over 4.5% interest except for Capital One and Inspire Credit which are lower and when they come due will be increased as the market allows.

ii. Equity

- a. Cumulative Operating Reserve now \$313,981.12

iii. Income

- a. Members monthly assessment now at \$92,400.00, due to increase HOA fee this year.

iv. Expenses

- a. Administrative
 - i. Licenses and Permits- \$550.00 for Mid Atlantic required electrical inspection
- b. Operating

i. Water & Sewer - \$0, because bill was late and will be showing up in the next month expenses

ii. Security – Alarms - \$0, due to credit

c. Maintenance

i. Trash Removal – cost increased this year due to new contract pricing

ii. Repairs & Maintenance - \$300 for drape replacement; Total Turf fence repair, moved from Repairs & Maintenance to Common

MS: Gittes and the Social Committee fund gave a check for \$2,000.00 which was put into Capital

MS: PECO decreased their delivery charge 15.6%

LN: inquired about whether the Board oversees the Social Committee fund.

a. **MS:** Social Committee has \$6,000.00 at TD Bank. **MS** gets a monthly statement from Gittes.

b. **JM:** questioned whether the \$ 6000 balance could be reduced to a lower number. **RR** says the Committee’s money is there for deposits, etc, and the Board supplies the difference if necessary – in other words, it all evens out in the end. **MS** prefers not to be the caretaker of the Social Club.

III. Grounds Maintenance Schedule

PL: The geese are overactive. Treatments by Total Turf have been done. Breeding time is coming.

PL: Spring cleanup began 3 days ago.

PL: Swans and dogs are still out, as it never snowed this winter, so they remained out.

PL: As the ground never froze this winter, concern about the need for greater weed/pest management. Clayton recommends earlier cycling of the scheduled mitigation and fertilizing.

IV. Total Turf

PL: handed out 5 work quotations from TT

i. Cypress and holly removal; holly cleanup - \$350 (will aggregate into TT total bill)

ii. Removal of 5 dead plum trees; **PL** will need identification of which trees. Quotes put on hold until the total spring list could be a combination quote.

iii. Yearly geese control proposal – six applications for a total of \$3,150, less the cost of installing dog/swan cutouts, since they were never removed. **PL** motions to approve; **RR** seconds. All agree 5-0.

iv. Creek bed clearing – less debris this year than all years prior. Cost to clear: \$850 – half to be paid by VFP, half by Christ’s Home. **PL** motions to approve; **MS** seconds. All agree 5-0.

v. There are 3 general locations where the arborvitaes are being eaten by deer. 6 applications of deer deterrent would cost a total of \$1410 best in late fall through winter. **PL** suggests we’ll respond and look into it in the future. **PL** motions to accept quote and add into contract; **JM** seconds motion. All agree 5-0. **MS** suggests adding this into TT contract moving forward.

vi. Quotation for 148 Fairway Drive drainage issues mistakenly sent to the Board instead of to the homeowner. **AW** will forward quotation to homeowner and request an Architecture Request form be filled out and submitted.

PL: Comprehensive review with Clayton will begin next month with combined walk-through.

PL: Front entrance has been done once in 14 years. Many lost/sick trees. Many options are on the table. Have asked Hayden to look into redoing the island with better plant selection.

BH: offered a public service announcement, that St. Louis encephalitis, prevalent in the South, is moving North. Worth bringing up with TT.

V. Exterior Change Requests for Approval

a. None received.

VI. Maintenance Schedule

a. Contracts

i. Diesel tank fuel check & service done

ii. Empire contract renewal completed

iii. 6 CO2 detector batteries in attic only need to be checked every two years

iv. **PL**: can move fountain into pond earlier this year. **AW**: waiting for COI from Aqua Link. Contract extended for 3 years. **PL**: suggested that we may need to treat pond earlier this year due to warmer weather.

v. **PL**: tankless water heaters need to be flushed this month.

VII. Open Items

a. Anchor proposal to replace fire sprinkler heads around the perimeter of the building

i. **RR** stresses this is a need-to-do item, given VFP history of sprinkler problems.

ii. Total cost: \$4295.00. **JM**: motion to approve; **PL** seconds motion. All approve 5-0.

b. SFE Energy – new contract

- i. Discussion about whether to accept the quote or wait. **MS** suggested holding off, as the price of gas is going down. **PL** agrees to wait until next month.
- c. HBI crack sealing
 - i. **MS**: HBI checked the whole community, with a total quotation of \$18,850.00
 - ii. **AW**: still waiting for individual driveway quotes
 - iii. **LN**: wondered about quotes from other companies. **AW**: will request quotes from other companies, but will need estimates soon before weather warms up.
- d. Replacement of outdoor fans
 - i. **PL** suggests buying fans from Lowe's, then have Frank install. **MS** will notify decoration committee for involvement on the product selection.

VIII. Correspondence

- a. XX Villa Drive – question about by-laws
 - i. **RR**: Board should be hesitant to make legal interpretations; could present conflict of interest. **AW** agrees - recommends homeowner should contact their attorney with any questions about by-laws interpretation.
- b. XX Villa Drive – question about status of multi-purpose room committee
 - i. **JM**: status can be found in the January 2023 Board minutes, and on the VFP website and on page 8 of The March 1, 2023 Villa Voice.
- c. XX FPC – shrub needed
 - i. **PL**: a missing shrub in homeowner's backyard will be added to TT agenda.
- d. XXX Villa – door paint color change
 - i. **RR** states that as long as color change stays within the 4 approved colors, it's fine.

IX. Additional Open Items

- a. **MS**: time to look for a new printer. **JM** will look into it.
- b. **LN**: can we send a thank you note to State Representative Brian Munroe for the donated US and state flags. **JM/RR** will write the letter.
- c. **JM**: would like to offer guest pass books, at a \$10 discount, sometime in April. **JM** motions to approve; **MS** seconds. All approve 5-0.
- d. **JM**: proposes to turn over management of fire system and burglar alarms to **LN**. He would be primary contact. **RR** will continue to mentor **LN** throughout the transition.
- e. **JM** will be sending the first items out soon to **AW** for the E-blast.

f. **JM**: Cracks have been noted around the basketball poles. **RR**: this is a structural issue; an HBI issue. **AW** requests pics of the cracks.

g. **JM**: homeowner Arlene Pollack would like to offer pickleball lessons to those interested. Discussion ensued that this would be okay, but with time limits implicit, so that everyone can enjoy use of the courts. **RR** reminds that members play “at their own risk.”

h. **JM**: Audited 2022 Financial Statement coming out soon. Will be US-mailed to all.

i. **AW**: Larry McKeogh expressed concerns about areas of incomplete reseeding by TT last fall. **PL** will tell Clayton to re-check.

j. **PL**: Rules Committee update

i. Concern about homeowner insurance reporting. **AW**: the process has stopped.

ii. **PL** motions to accept the previous changes prior to Committee recommendations, and that he emailed the Board members. **MS** cannot find the email; so **PL** re-sent the changes to all Board members again, and all members will vote after reading.

X. Next Board Meeting – March 28, at 9:30 am.

XI. Adjournment

LN motions to adjourn; **MS** seconds. Meeting ends at 11:22 am.