

BOARD OF DIRECTORS' MINUTES

May 21, 2019

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

RR: Called meeting to order at 9:00AM

I: PRIOR MINUTES

- A. **JM: MOTION:** Approve minutes from April 29, 2019. **PL: 2nd** All approved 5-0.

II. FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** Combined monthly assessments and late charges owed total \$1036.

B. Treasurer's Report

- a. **MS:** No CD's are due. Plus we are under the \$250K threshold for all of them.
- b. **MS:** Account #6329-\$2985 for a Social Club function.
- c. **MS:** Previously, the siren for the Clubhouse only went off if there was a fire Now it is set for both a fire and a burglary.
- d. **MS:** Account #6522- Ground Maintenance Contract-\$49,676.
- e. **MS:** Account #6541-Repairs-\$80 for mailbox repairs
- f. **MS:** Gym Fitness \$546.96 for treadmill repair
- g. **MS:** At the end of April we are ahead on our Operating Budget by \$41,131.81 because of fewer snows this year, plus our account should be even higher due to the increase in our interest rate to 2.50%.
- h. **MS:** All invoices and payments match and have been paid.
- i. **MS:** Mark Safier and Bruce Rogovitz are new on the Finance Committee.
- j. **MS:** The new pool furniture was due to arrive on May 7th, but was changed to May 22. MS put all the chairs around the pool patio. He requested lower payment from \$1780 for the furniture covers because of the late delivery of furniture. The furniture and furniture covers will be paid for after delivery from the Capital One Cash account.
- k. **JM:** Spoke with Ellen Jarvis about our non-working vending machine. She has \$124 from last year. The vending machine will be discarded.
- l. **MS:** Attended the Social Club meeting to clear up the issue of \$1.00 extra per person for each function for use of the Clubhouse, kitchen, barbeque, etc.
- m. **MS:** We received the insurance bills from Shelly. There are some duplicates that we are paying for. This will be straightened out.
- n. **MS:** Informed the lab company to start testing the outdoor pool water this weekend.

III: LANDSCAPE AND ARCHITECTURAL

A. Voles on Walls

- a. **AW:** Treating voles is very difficult. Our Blue Rug Junipers are dying because of the voles that are eating the roots and barks. AW spoke to Clayton from Total Turf (TT), and he thought we should put chemicals down to kill the voles. The cost would be \$650 to remove the dying Junipers and the 12 dying roses. Clayton then suggested that we plant 15 three gallon Gold Thread Cypress on the other end of the wall. Craig from Exterminator and Wild Life Control said that if we just remove the ground cover first the voles probably go away.
 - i. **TTa:** Do Voles eat the Gold Thread Cypress?
 - ii. **AW:** Does not think so.
- b. **PL:** The cost from TT should be less than \$675 because it is a duplicate of another quote. **AW: ACTION:** Will resolve duplication.
- c. **AW:** Suggests removing the junipers from the wall and not planting anything right now.
- d. **PL:** Remove the entire wall of junipers at XXX Fairway Dr and not plant anything for one year until we are rid of the voles.
- e. **PL:**XXX Fairway-Request for a sidelight. Requested one with a flower. **AW:** Will send a letter describing the rules stating that a sidelight with no colored glass, even in the flower is what will be approved.
- f. **PL:** XXX Fairway-Repair from TT for \$155-approved.
- g. **PL:** XXX Fairway-Repair from TT for \$145-approved.
- h. **PL:**XX Fairway-Replace Arborvitae-\$185 for Emerald Green 5'-6' \$185 or Emerald Green Arborvitae 6'-7' \$265. Resident's responsibility. **AW ACTION:** Will communicate to the resident.
- i. **PL:**XX Fairway-approved.
- j. **PL:** XXX Villa Dr-Remove leaning fir tree-PL will inspect. This is approved contingent to PL's inspection.
- k. **AW:** XX Villa Dr-Dead tree behind house. This has been removed and a River Birch was approved last month.
- l. **PL:** XX Villa-**PL: ACTION:** Will inspect. This is contingent after PL's inspection. The Plum tree will be replaced with a multi-stem Kousa Dogwood.
- m. **AW:**XXX Clubhouse Ln/XX Fairway-Replace with a Japanese Snowball. Approved by Board.

IV: GROUND MAINTENANCE

- A. **PL:** Directions were given to manager as to which homes are to be pruned.
- B. **PL:** All was done on Grounds Maintenance.

V: MAINTENANCE SCHEDULE

- A. **MS:** Scott inspected the ice maker and did the refrigerator maintenance. This inspection will be moved to May instead of October.
- B. **MS:** AM Mechanical- HVAC Service- Filters to be done next week

- C. **MS:** Pool Issues. The chlorine tablets are not totally dissolving in the indoor pool. The company should be getting an alarm when the chlorine is not adequate. If it is out of spec it should be immediately addressed by the company.
- D. **MS:** We are paying for three alarms.
 - a. **JM:** The company should respond as soon as they receive an alarm from the CAT system that the chlorine is not adequate, the company should handle this.
 - b. **MS to JM:** Make certain that they do the tubing. We pay for the system that goes to their phone.
 - i. **MS:** Concerned that Beradelli Pool Service is not fulfilling its' contract.
 - c. The Board has decided that if the pool alarm is on, the pool will be closed.
 - i. **AW:** Will question Beradelli Pool Service regarding a better response time if they are receiving a signal regarding chlorine being out of spec. **AW: ACTION:** Will follow with the Pool Service.
- E. **MS:** Half of the drain covers are done.
- F. **RR:** Will replace defibulator's 9-volt door alarm battery.
- G. **MS:** Hot tub and Pool summarized and will be vacuumed twice a week.
- H. **MS:** The lab should know to test the pool water after opening the pool.

VI: OPEN ITEMS

A. Homeowners Request Log

- a. **AW:** XXX Fairway-grate sinking in driveway-approved.
- b. **MS:** 11/17 Fairway-corner of driveway sunk-approved
- c. **PL:**XXX Fairway-leaking mailbox-done

B. Total Turf (TT) Log

- a. **PL:**XX Villa-fence repair-contracted
- b. **AW:**XXX/XXX Villa-approved
- c. **MS:** XXX Villa-hazard from sunken asphalt-contracted
- d. **PL:** XXX Clubhouse-tree down on walking path behind Clubhouse-approved
- e. **PL:** XXX Clubhouse-leaning tree-sent to TT
- f. **AW:** XXX Fairway-Evaluate dying trees-quotes sent to TT
- g. **PL:** XXX Fairway-repair fence rail on retaining wall-approved
- h. **PL:** XXX Fairway/154 Fairway-stake leaning tree-completed
- i. **PL:** XXX Fairway-wrong tree planted-w/o sent 5/7
- j. **PL:** XX and XXX Fairway-quote for turf repair
- k. **PL:** XXX Fairway-remove white pine behind home-w/o sent
- l. **PL:** XXX Fairway-replace stump with River Birch-completed
- m. **PL:** Requested quote for tree removal on border of property Five Ponds Circle- dead ash tree – Powell Tree Service to do the project.
- n. **PL:**XX Villa-dead tree-completed
- o. **PL:** XX Villa- stump in back yard-request for quote sent

- p. **PL:** 39 Villa- dead tree behind home-w/o sent
- q. **PL:** Woodline not appropriately cleaned-w/o sent
- C. Homeowner's Insurance (COI) Log**
 - a. **AW:** Open items reviewed. **AW: ACTION:** Will issue letters to homeowners not in compliance with annual requirement.
- D. Clendaniel Fence**
 - a. **AW:** Reports that the new fence on Delmont will be installed in the coming week pending weather.
 - b. **JM:** Opened discussion on placing signs on fence again. Discussion. Tabled.
- E. HBI Contract**
 - a. **MS:** To be completed mid-June. **MS: ACTION:** Will obtain quote on redoing the driveways with milling and paving.
- F. TT Replacing and Repairing Drain-195 Fairway**
 - a. Activity to be completed by TT by the end of May.
- G. Correspondence**
 - a. **AW:** 90 Villa – bushes near the house. **AW: ACTION:** Will notify owner that they are responsible for the bush replacement.
 - b. **AW:** 1 Five Ponds Circle – open crack in driveway. **AW: ACTION:** Will notify owner that this will be reviewed in annual crack survey.
 - c. **AW:** 207 Fairway – Need additional grass seeding. Approved.
 - d. **AW:** Polsky – Concern on decorating and wanted to have the entire community vote on the options for the Clubhouse change.
 - e. **AW:** Pindar – observations noted by Board. **AW: ACTION:** Will thank homeowner. **PL: ACTION:**
 - f. **AW:** 71 Villa – stump replacement tree. **AW: ACTION:** Will obtain quote from TT for the tree.

VII. ADDITIONAL OPEN ITEMS

- A. Direct Energy**
 - a. **AW:** Noted Villas of Five Ponds will obtain credits for overpayment.
- B. Zoning Letter Regarding New Sign on Delmont**
 - a. Discussion on the missing letter from Warminster Township Will to ask for information from the township.
- C. Heating of Outdoor Pool**
 - a. **PL:** Opened discussion brought up at community meeting. The pool company gave a couple of alternatives. Discussion. RR thinks it would be too costly. Tabled.
 - b. **RR:** Warminster Water Authority- response to the letter from the authority denial. Discussion. **RR: ACTION:** Will continue following.
 - c. **RR:** Continued discussion on the need for an additional mat in the hall outside of the pool area. **MS: ACTION:** Will move available additional mat to the area.
 - d. **JM:** Library and the issue of people “dumping books” on the library. Discussion. PL thinks this email will cause people to not give books

to the library. Discussion on the role of the Library Committee.
Action tabled at this time.

- e. **JM:** \$3 party cost for the Memorial Day Party. Does the \$3 cost include a \$1 charge for use of the facility. No. **JM: ACTION:** Will communicate the Board requirement that \$1 be charged for a use fee, per the Social rules.
- f. **MS:** Wants to obtain a quote on front door for an automatic opening button system.

VIII. Next Meeting

Scheduled for Tuesday June 18, 2019 at 9am

IX. Adjournment

All approved the meeting be adjourned at 11:16 AM.