

Villas at Five Ponds Board Meeting

Tuesday, May 23, 2023

Present: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Amy Wert (**AW**), Stuart Freemark (**SF**, guest), Terry Freemark (**TF**, scribe)

RR opened the meeting at 1:01 pm.

I. Prior minutes

JM motioned to approve the minutes from April 26, 2023; **MS** seconded. All approved 4 – 0.

II. **RR** proposed the following be included in the Minutes for historic record purposes:

a. The letter from Cheryl Goldberg, resigning from both Parties Plus and the Day Trip Committees, dated May 1, 2023 and effective May 17, 2023 at the conclusion of the Comedy Night event, be accepted.

b. In response to some of the statements in the above, the Board discussed, prepared, and unanimously approved the response dated May 4, 2023.

c. In response to a petition being circulated within the VFP community with respect to grills/barbeques and “outdoor fireplaces”, which was presented with some erroneous statements, a response was deemed necessary and appropriate. The Board, comprised of a quorum of 4 members, discussed, prepared, and unanimously approved a response dated May 4, 2023, which was emailed to the VFP community at large for information, as part of a multi-information e-blast.

d. Note: the individual/unit owner (the subject of the “outdoor fireplace” situation) is NOT presumed to have done anything illegal – BUT – simply to have failed to abide by the published Rules and Regulations as they existed at the time, versus an unpublished rule, resulting in the “unapproved”/“unauthorized” placement of an “outdoor fireplace.” Upon notification of the violation, the situation was corrected and the then published rule was re-confirmed by the majority of the Board.

RR motioned to approve inclusion of all of the above; **MS** seconded. All approved 4 – 0

e. Paul Luff resignation, dated May 22, 2023, is accepted by the Board.

III. Financial Review

a. Delinquency report

AW: only one, \$30.00, for XX Fairway

b. Treasurer’s report (**MS**)

i. Income

- a. Guest passes generated \$2160.00 from summer sale by **JM**.
- b. Capital Assessment - \$6,480.00 from two resales.
- c. Key FOB - \$100.00

ii. Equity

- a. from Contributed Capital - \$434.01 for two ceiling fans
- b. Museum trip - \$235.00
- c. \$40,000+ added to Reserve for Replacement

iii. Expenses

- a. Administrative
 - i. \$146.00 for paper for copier; \$100.00 for email blast
- b. Operating
 - i. Water and sewer - Warminster Township did not cash a check in 2021, creating a \$228.17 credit.
- c. Maintenance
 - i. Per contract, half of mulching, first weed and first turf applications applied.
 - ii. Five dogs for the pond purchased.
 - iii. Bills paid – to Total Turf, \$1800.00 for rails/fence repair; to AM Mechanical, \$1278.00 for pool furnace; to Frank's Electric, \$250.00 to replace lampshades.

iv. Taxes

MS: Corporate taxes paid \$1750.00

MS: Independent audit has been mailed out.

MS: with Paul Luff's resignation, will look into new credit card for expenses/purchases

MS: PECO rates will be increasing 6%, beginning June 1.

55+ HOA Board Member Information Sharing Group handout distributed to all present.

IV. Grounds Maintenance Schedule

- a. Mulch bed weed control – post emergent 100% complete
- b. Summer annuals installed. Help will be solicited for watering plants.

V. Total Turf

- a. **MS** will now oversee landscaping.
- b. Quote #8, including treatment for nutsage in entire community (\$6050), bark beetle for pines in the basin (\$645) and 8 pines near 127 Villa (\$485). **MS** motioned to accept quote, but no > \$7500; **JM** seconded. All approve 4 – 0.

VI. Resident Landscape Requests

AW: None for this month

VII. Exterior change requests for approval

- a. XXX Clubhouse awning request – approved by Ron Dorfman and Board. **AW** will send letter to owner.

VIII. Maintenance schedule

- a. All contracted commitments have been met.
- b. **AW** will address renewing bingo license with Bucks County.

IX. Open items

- a. Community meeting
 - i. **MS:** Mid-September would be a good time to present a financial review, with involvement from **LN** and **SF**.
- b. Resignation/vacant seat on Board
 - i. A special meeting to be held at conclusion of this Board meeting today to address vacancy.
- c. Rules committee
 - i. All rules have been reviewed by the committee. All recommended changes, deletions, and additions will be printed in red. **AW** will make copies for Board for distribution and review.
 - ii. **LN** will be new liaison to the committee.
- d. Architecture Committee
 - i. **LN** will be new liaison to the committee.
- e. Pruning trees at Clubhouse for camera views
 - i. **JM:** Tree blocked camera view of resident who was injured on parking lot. Discussion ensued as to whether to remove tree, trim it, or move camera. **AW** will ask Clayton to evaluate.
- f. Emergency vehicle and trouble locating addresses
 - i. Letters from residents Howard Rabinovitch and Fred Haas addressed concerning this issue.

ii. **LN, JM & BH** met with deputy chief from Central Bucks EMS, submitting copies of the VFP grid (GPS is inadequate) for integration into their vehicle systems.

iii. **JM** reported that the deputy chief from central Bucks EMS has had the maps of our community installed in the vehicles Data Transmission Terminals, this should help located a specific home faster.

iv. **AW** addressed installation of address signs for the 4 “hidden” properties in our community. She will consult with Sean.

g. Additional asphalt repairs around street grates

i. xxx Fairway street grate need repair. **MS**: HBI will fix next week; also repair two driveways on xxx Fairway and xxx Fairway.

h. Tennis court/basketball

i. **RR** found best quote for basketball system from Goalrilla. Discussion ensued about pros and cons using County Line Fencing vs. Dick’s for installation. **AW** will speak with McGinnis about help and pricing.

ii. **RR**: Old base needs to be removed, and all work must be done before tennis court is resurface.

i. Berardelli quote #587 for new pool covers

i. The covers are 17 years old. Discussion ensued whether to buy now vs. fall. **MS** will try to negotiate a better price.

X. Correspondence

a. Resident Jacob Cohen request for a recumbent bike that could be gotten onto without lifting a leg over the machine in our clubhouse fitness center. **MS** will look into it.

XI. Additional Open Items

i. **RR** addressed the leftover money from Comedy Night. **LN** said that a report was made by M. Silverman; **MS** awaiting updated report summary at the end of the month.

ii. **JM** asked when spring inspection for common area issues will occur. **AW**: before the end of June.

XII. Manager on vacation

May 25 – May 30, but will be in town and available if needed

XIII. CPM Summer Schedule

Fridays close at noon, June through August

XIV. Next Board Meeting

Thursday, June 22, at 9:30 am.

XV. Adjournment

MS motioned to adjourn; **JM** seconded. All agree 4 – 0. Meeting ended at 3:11 pm.

Special Meeting by Notice

Tuesday May 23, 2023

3:11 pm

RR: Read the articles from By-laws about choosing a successor for a resigned member.

MS: Recommended **SF** to fulfill the remainder of Paul Luff's term. **LN**: seconded. All approved 4 – 0.

MS: Motion for **LN** to be secretary of Board; **RR** seconded. All approved 4 – 0.

LN: Motioned to adjourn; **SF** seconded. All approved 5 – 0. Meeting ended at 3:21 pm.