

VILLAS AT FIVE PONDS BOARD MEETING in Clubhouse

July 26, 2022

PRESENT: Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Paul Luff (PL), Tina Talansky (TTa), Stuart Freemark (SF) Guest, Merle Neulight {Scribe}

ABSENT: Amy Wert (AW)

RR: Opened the meeting at 9:30am

I: PRIOR MINUTES

- A. **JM: MOTION:** Accept the prior minutes from June 21, 2022 as presented. **TTa: 2nd.** All approved 5-0.

II: FINANCIAL REVIEW

A. Delinquency Report

- a. **MS:** This month, no one is delinquent.

B. Treasurers Report

- a. **MS: MOTION:** To send a "get well card "with a gift certificate to AW. **TTa: 2nd.** All approved 5-0.
- b. **MS:** Customers Bank's Money Market has increased to 1.50%, Centric Bank has increased to 0.75%; Quint Oak is 0.67%.
- c. **MS:** Customers' Bank Money Market Fund Reserve-We will take \$250K from Customers' Bank for a one year CD from Capital One for 2.40%. Approved 5-0.
- d. **MS:** We received \$3120 from one resale.
- e. **MS:** We renewed the license for Bingo.
- f. **MS:** Account 6521-Ground Other-Invoice #21751-total \$11,790 for Plum trees and crabapple removal.
- g. **MS:** Invoice # 21787-Total Turf (TT) - \$21,866-Four mows, Turf application, and nut sage application.
- h. **MS:** Part of the bills in Account 6542 was moved from 6541.-two bills for the defibulator-\$16.60 for the pads and \$206.70 for the contract.
- i. **MS:** Account 6541 : Account 6541-Repairs totaled \$1,080
- j. **MS:** Account 6550-Pond-All contracted items match.
- k. **MS:** Account 6740-Taxes accrued \$800 for the second quarter.
- l. **MS:** Account 4010 in Contributed Capital-One-There was a credit applied to this account of \$2,161.56. This covered all of \$381.56 for Sam's Club for two dehumidifiers, \$600 for Richter shredding, and most of \$1,180 for the Ballroom table pads.
- m. **MS:** June was an important month because it gives us a six month look into the past, current and future expenses for the year. Our expenses came to 52% of our budget

versus 50%. Utilities were 5% under budget; Operating-Ground Other was 75% of our budget or 25% over, but this is timing of projects; Repairs and Maintenance was at 56 ½% or 6 ½% over budget. However, interest rates are increasing and this will be a good buffer for the coming budget in 2023.

- n. **MS:** EnviroGreen contract will be up at the end of this year. This is now \$16 per home per month but for the next three years, if we accept the contract the cost per home per month will be for **2023 \$25, 2024 \$26, and 2025 \$27** which is less than Republic and Waste Management. **PL: MOTION:** Accept the contract from EnviroGreen as presented. **JM: 2nd.** All approved 5-0.
- o. **MS:** Continental Property Management (CPM) contract will also be up at the end of this year. We are waiting for their new contract offer.
- p. **MS:** HBI inspected the asphalt on every home in our community. The estimate is very high.

III: GUEST-RON DORFMAN (RD)-Chair of Architectural Committee and Voice at 10:00am combined with LANDSCAPE REVIEW

A. Grounds Maintenance Schedule

- a. **PL:** Because of the hot and dry weather, treatments and mowings are on hold, but everything else is up to date.
- b. **PL:** XXX Villa Dr.-Tree removal-completed.

B. Spider Mite Treatment-Emergency

- a. **PL:** Emergency issue regarding the Spider mite treatment on the “fire” bushes in front of the Clubhouse with Clayton.
 - i. **PL:** bushes. Spider mites are killing our “burning bushes” and locust trees. Treatment was about \$250. Authorized to do this that day one week ago.

C. TT quote on Gates Repair-Q#8

- a. **PL:** Quote #8 from Clayton-Repair the grate at the basin for \$2500. It is in our contract with them to clean this area after each mowing. **PL: MOTION:** Accept the quote from Clayton to fix the grate but not to exceed \$2500. **MS: 2nd.** 5-0. All Approved.
- b. **RD:** Is there a hot oil treatment on the bushes with the mites? **PL:** Yes. It is done annually.
- c. **RR:** Want to restate that the appointed Architectural Committee makes recommendations to the Board. Also, is there a functional committee that meets and how many are on the committee?
 - i. **RD:** There are six members on the committee. We meet when necessary; review each item and then make recommendations to the Board.
 - ii. Discussion regarding how the Board can modify the acceptable items to permissible items that can be changed to modernize our community. **PL and RD:** Will work together to recommend changes for review by the Board for

acceptable items that unit owners can put in, in order to modernize our community. **RD:** Left the meeting.

IV: EXTERIOR CHANGE REQUESTS

- A. **JM: MOTION:** Accept the submitted architectural request to change the front door and garage door lights at xxx Villa. **MS: 2nd.** 5-0 All approved.
- B. **PL:** xx Five Ponds Circle-Awning-The resident's Architectural Request was initially incomplete, but is now within the guidelines and is accepted.
- C. **PL:** xxxFairway Dr.-Patio-resident wants to increase to 5' x 10' patio to a 10' x 10' patio. However, two items need to be addressed: Enlarging the patio is approved but the Harvest-Blend (HB) and the herring bone pattern must be specified and if so, it will be acceptable.
- D. **PL:** xx Villa Dr.-Stonework-resident has the signoff from next door neighbor. Approved
- E. **PL:** xxFairway Dr.-emergency sewer repair. Continental Property Management approved the repair sidewalk or driveway work was needed.

V: OWNER/LANDSCAPE CONCERNS

- A. **PL:** XX Villa Dr.-tree replacements-Owner requests four additional trees however five were lost due to the west ground conditions in the back yard. Two swamp oak trees were planted to replace in that yard last year. These trees love wet areas. **PL: ACTION:** Will review as part of the fall list of possible plantings.
- B. **PL:** XX Villa Dr.-leaning plum-a stake was quoted to try and stabilize the tree for \$125. Discussion. Tabled.
- C. **PL:** XXX Fairway Dr.-roof issues-has approval from the next-door neighbor to put in a new roof. Need both parties Architectural and dumpster requests.
- D. **PL:** XXX Villa Dr.-Remove larger birch tree branch-concern that the one limb (trunk) will fall on the house. Waiting for a quote from TT.
- E. **PL:** XXX Fairway Dr.-Evergreen behind the house appears to be dying. **PL: ACTION:** Will look at the evergreen and have TT investigate.
- F. **PL:** XXX Fairway Dr.-The PVC pipe in the lawn is cut on a diagonal near the sidewalk. RR is concerned that someone could be hurt. **PL: ACTION:** Will have Hayden cover the hole with rocks.

VI: MAINTENANCE SCHEDULE

- A. **MS:** The float now works. It now has 240 volt solenoid switch to operate properly. Documentation to be put in the electrical box at the pond.
- B. **MS:** The defibulator was done.
- C. **MS:** The HVAC was fixed and the filter changed.
- D. **MS:** Because of the heat the geese application on the grass was not done.

- E. **MS:** Still trying to track down a fence company to repair the fence. **MS: ACTION:** Will speak to Clayton about the workers using the mowers to mow more carefully when near the fence.
- F. **MS:** The receiver that runs the music was going from AM to FM. The antenna was replaced. Plus Ed's TV ordered a digital timer.
- G. **MS:** Ed's TV reviewed the large screen in the multipurpose room and the sticky material on the back surface. They will contact the manufacturer to obtain recommendations.

VII: OPEN ITEMS

A. Pool Resurface Quote

- a. **JM: MOTION:** Accept Beardelli's quote to resurface, retile and re-coping of the indoor pool for \$26,415.20 from the Reserve funds. **PL: 2nd 5-0** All approve.
- b. **MS:** The colors and coping must be directed to the decorating committee for approval.
- c. **PL:** Discussion about timing so it is done before the outdoor pool closes. **JM: ACTION:** Will check the timing.

B. Money in Reserve

- a. **MS:** By the end of March there will be \$16,322 in Reserve for painting. Painting-\$101,800; There is now about \$60K in miscellaneous pool account to be able to pay for the pool resurfacing; HVAC (AM Mechanical)-\$167K for a recent estimated cost to replace all 15 units. There is about \$80K currently in Reserve in that line item.

C. Review COVID Rules

- a. **PL:** We should continue having the pool area open for guests during the week.
 - i. **Discussion. Board decision:** No change to the current COVID operating rules yet.

D. Winter Pool Passes

- a. **Discussion.** Tabled.

E. Gas and Electric Contract Renewals

- a. **PL:** Until December 2023-\$6181 as an anticipated annual increase. The **electric** charges will be 30 to 35% higher. The **Gas** two year contract ends in March. It will be 60% higher-about \$400 a month more- Now might be the best near-term time to renew the contract because of the L & G plant that blew up in LA.

F. Roof Estimate

- a. **JM:** Discussed end of life shingle replacement in terms of when and the dollars that will be needed to fund this planned reserve project. Presented a detailed conservative scenario that indicates our reserve funding for this major project is considerably underfunded.

G. Fall Party

- a. **JM:** Cheryle Goldberg would like to plan a party for 150 residents. We will need to respond to her request asking for more specifics with details and include some Board direction. **JM: ACTION:** Will communicate with the Social Club and Cheryle.

VIII: ADDITIONAL OPEN ITEMS**A. New Residents' Party**

- a. **JM:** There are about 80 new residents. Casey Bauer is planning this and will order food.

B. Bathing Suits Beyond Fitness Center

- a. **JM: MOTION:** Change the "No Wet Bathing Suits" past the fitness center door to "No Bathing Suits" past the fitness center door. **TTa: 2nd.** 5-0 All approved.

C. Broken Sinking Sewers

- a. **JM:** Some of the street sewers are sinking. **PL:** AW has a list of the broken sinking sewers. **MS: ACTION:** Will have HBI look for these and obtain a quote for the repairs.

IX: NEXT MEETING-August 23, 2022 9:30am. Zoom with AW

X: ADJOURNMENT-JM: MOTION: Adjourn. **MS: 2nd.** 5-0 All approve.

INTERIM BOARD MEETING JULY 12, 2022

Discussion: Guests permitted outside only Monday through Friday.

RR: MOTION: Guest-pass fee increased to \$5.00. Guests permitted only Monday through Friday with a resident who is wearing a wrist band. **MS: 2nd** 5-0 All approved.