

## **BOARD OF DIRECTORS MINUTES**

### **August 23, 2017**

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

**ABSENT,** Merle Neulight (Scribe) absent

**RR:** Opened the Board of Directors meeting at 9:06 AM.

#### **I: PRIOR MINUTES**

**PL:** Minutes for July were submitted by PL. **TTa:** 2<sup>nd</sup> Reviewed and approved.

#### **II: FINANCIAL REVIEW**

##### **A. Delinquency Report**

- a. **AW:** XX Villa and XXX Villa still have balances above normal.

##### **B. Treasurers Report**

- a. **MS:** All Money Market accounts are below the threshold of \$250K.
- b. **MS:** All of our invoices and bills match.
- c. **MS:** CD's 18 month 1.5% @ Meridian; 1.25 Quaint Oak @ 1.25%; 1.3% First Trust for \$245K.
- d. **MS:** Two re-sales for additional \$5208 in our Capital Account
- e. **MS:** Recreation account used for the Social activities with payments and reimbursements.
- f. **MS:** SPARK rebate of \$637.08 was put into Capital Account. Beradelli, Trash and PECO bills paid thru the SPARK account.
- g. **MS:** Christ Home reimbursed half of the creek clearing which was put back into the Ground Maintenance-Other account.
- h. **MS:** Reserve payment of \$4111 was made for the balance of the furniture in the ballroom.
- i. **MS:** Starting the 2018 budget. Discussion on operating and reserve amounts.

#### **III: LANDSCAPING**

##### **A. Arch Requests/Other**

- a. **PL:** XX Villa – concern on the state of the tree and resident wants it replaced.
- b. **PL:** XX FPC approved
- c. **PL:**XX Villa approved

##### **B. Removal of Large Maple by TT**

- a. **PL:** TT took down a large maple without authorization in Phase II. Now they want to be paid for its removal. Discussion on whether they had authorization or not plus the cost from TT versus other vendor's quotes.
  - i. **PL:** There are open areas along Street Road identified and believes there are several spruce trees needing to be installed to

cover the area lost by the maple removal. Discussion on need for trees and pricing overall for the tree, stump removal, and grass replacement. Tabled for now. **AW and PL: ACTION:** Will identify pricing for trees from various vendors. **AW: ACTION:** Will speak with TT regarding lowering the pricing on the finishing of the tree removal.

- C. **AW:** Nutsedge quote from TT for \$3620.00. Discussion on pricing and whether it is needed. **PL: MOTION:** Approve the work from the Ground Maintenance Other Account. **TTa: 2<sup>nd</sup>** Approved.
- D. **PL:** Basin is now having a swamp condition with the Warminster Water Authority well being shut down. PL believes that the ground water is seeping up and filling the basin to 6-8" constantly. Discussion. **PL: ACTION:** Will write letter to Warminster Water Authority regarding the water issue.
- E. **Monthly Grounds Maintenance Schedule**
  - a. **PL:** Discussion on whether to prune this fall or not. TT to be notified to hold off pruning until approved by the board.
- F. **Monthly Contract and Maintenance Schedule**
  - a. **PL:** Discussion on the refill of the indoor pool prior to the well being shut down. **AW and JM: ACTION:** Will have this put on the fall schedule with the vendor.

#### **IV: GUEST FROM HBI - MITCHEL**

- A. **MS:** Initial request and discussion regarding crack fill options for the driveways and parking lots. HBI will review the driveways and give the Board a quote for doing the driveways with the same material that they used for the streets last year.
- B. **MS:** Wants to have a quote on doing driveways with new paving material. Discussion on the costs at Shadybrook – cost seems high for what they are having done (not by HBI). HBI talked about the cost of the milling and not doing the milling but just covering over the present base. Discussion. Estimate by HBI is for a standard four house driveway – milled \$11,000 and non-milled \$7,500.
- C. **PL:** Given the estimate and the number of driveways, the milled cost estimate for the whole neighborhood would be approximately \$946,000 for Reserve estimating.

#### **V: CORRESPONDENCE**

- A. **AW:** XXX Villa – hooked pipe not identified and the owner does not feel it is wrong which was done prior to their ownership. Discussion. **AW: ACTION:** Will respond with them to figure out what the pipe goes to in order to help the board to understand.

**VI: OPEN/ADDITIONAL ITEMS****A. Diesel Pump Repair**

- a. **RR:** Diesel pump repair. Need new batteries and the heater block on the pump is defective and must be replaced. Also, the printer in the control box needs new ink. The schedule for the pump flow testing is in October.

**B. Camera Proposal from Ed's TV**

- a. **JM:** Discussion of the quote on Camera proposal from Ed's TV. **MS:** Feels strongly that we do this. **RR:** Does not see as much of the need. **AW: ACTION:** Will review with the insurance broker about whether or not a camera system will lower our insurance. **PL:** Requested that we obtain quotes from more companies. **JM: ACTION:** Will follow up on the additional quotes.

**C. pH level**

- a. **JM:** pH level reporting and does not understand why the CAT system is not fixing the issue. **Beradelli: ACTION:** Will check the CAT systems.

**D. Signs and Fence Banner**

- a. **JM:** Paula Leder needs new signs and requested a banner for the fence to advertise for the Holiday Bazaar. Discussion. Request approved by the Board vote and JM will communicate this to Paula. Request also for a portion of the proceeds for charity. Approved as well. Lastly, there was a request to have the Board pay for bagels and cream cheese for volunteers. Discussion. This too was approved. The cost of the food will come from the Operating Account.

**E. Vendor Badges**

- a. **JM:** Vendor badge request for all vendors on the property. Discussion. Tabled.

**VII: NEXT MEETING**

- A. Next Meeting September 27, 2017 at 9 am.

**VIII: ADJOURNMENT**

- Meeting Adjourned at 12:00 PM