

VILLAS OF FIVE PONDS BOARD MEETING

September 20, 2022

PRESENT: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Paul Luff (**PL**), Tina Talansky (**TTa**), Amy Wert (**AW**), Stuart Freemark (guest, **SF**), Larry Nodiff (guest, **LN**), Terry Freemark (scribe)

RR: Opened meeting at 9:30

I. PRIOR MINUTES

a. **JM – Motion:** Accept the minutes from 8/23/2022 as presented; **MS** second, all approved 5-0.

II. FINANCIAL REVIEW

a. Delinquency Report

AW: Only two late fees or short pay Units on the list. Letters to be sent.

b. Treasurer's Report

Assets

- i. **MS:** no tax refund from last year has been received. CPM is tracking with the government.
- ii. **MS:** CDs R28103 (Republic Bank) and R28105 (First Bank), (at \$200K and \$250K respectively), are due at the end of the month. Will decide at the end of the week with new rates. Continental is tracking those down now.
- iii. **MS:** Penn Community Bank CD at 0.65% and no penalty for early redemption. Renewed for 15 months at 2%.
- iv. **MS:** Miscellaneous receivable for the initial deposit for the caterer for the October Social dinner that was cancelled. – **PL:** restaurant owes \$200 check.
- v. **MS:** For the month, members assessment \$75,600; late charges \$30; guest passes \$360; miscellaneous \$20; interest \$845.35.
- vi. **MS:** Interest on VFP reserve may increase due to the rising interest rates on the various CD's; this will be placed right back into the reserve.

Expenses

- i. **MS:** Clubhouse supplies \$300.32; water and sewer \$1298.98; cleaning/janitorial \$2360.21; sprinkler head repair \$75; fuel surcharges \$75.
- ii. **MS:** this Thursday, September 22, is a budget review with the Finance Committee.
- ii. **JM:** discussed the variations of HOA fees across local 55+ communities. Board discussion continue about how much to increase HOA rates and/or add special assessments when needed.
- iii. Contracts

- a. Sign repairs are 80% done.
 - b. Painting continues; VFP will cover for painting bump-outs.
 - c. Grates in the basin are done.
 - d. Indoor pool resurfacing completed.
 - e. Fencing 99% done; no bill yet for extra rails.
 - f. Ed's TV – **MS** has not decided pulled the trigger yet for contract, to replace screen and projector - Discussion on timing.
 - g. HBI – storm drains. They're on it and will be out in a few weeks.
 - h. Seeding – done, with final bill \$5800. **PL** noted that this was approved via email in between meetings, for the record.
 - i. XXX Villa – contract completed, and TT came back and added more dirt.
- iv. **MS**: In reference to Mr. Lerro's letter to the editor and board's public response, **MS** visited Mr. Lerro in his home, and explained why and how Board decisions are made.

c. 2023 Budget

MS: we have an excess operating and capital monies that can be allocated if the low snow levels are here again this winter.

III. GROUNDS MAINTENANCE SCHEDULE

- i. **PL**: seeding is completed. Several spots were identified for follow-up by hand.
- ii. Total Turf
 - a. **PL**: quotes will be requested for trees for the fall planting season – try to honor some of the resident requests.
 - b. **PL**: 4 trees on the big island, 1 is dying. **TTa** suggested research into new kinds of trees to plant there. **AW** suggested looking into salt tolerant trees.
 - c. **PL**: there are 2 dead evergreen trees on common property. Both need to be replaced at no cost, as they were installed by Total Turf. Will include in the fall list.

IV. EXTERIOR CHANGE REQUESTS FOR APPROVAL

PL: there were no new requests.

V. MAINTENANCE SCHEDULE

- i. **PL**: fall pruning has started
- ii. **PL**: broadleaf weed control and fertilizer done.

iii. **PL:** taking suggestions for fall flowers – considering mums, cabbage, maybe kale. Discussion.

iv. Contracts

a. **MS:** AM Mechanical investigated water in women's' bathroom. Flexible hose fixed.

b. **PL:** pest control done.

c. **JM:** projection screen won't come down, so it's staying down for football season, until **MS** finds the best offer for replacement.

d. **RR:** reminded everyone that the clubhouse alarm is armed at 12:45 am; disarmed at 4:30 am. It can't be manually bypassed.

e. **RR:** fire inspection completed; we're good until next year. Batteries replaced. Double fixture replaced in the pool area.

VI. OPEN ITEMS

i. **JM:** reminds all that Ron Dorfman manages both websites – Villas at Five Ponds and Villa Voice. **JM** suggests a backup plan for website management; this was tabled.

ii. **JM:** started discussions for Annual Meeting date. Board agrees upon Tuesday, November 15, at 7 PM.

iii. **PL** suggest Wednesday, November 2, 9:30 am for the planning meeting for the Annual Meeting. All vote and approve.

iv. **MS:** initiates discussion about pool passes for guests for winter indoor pool usage. **TTa** suggested a winter pass vs. pass-per-use. ~~**JM**~~ **MS** suggested to table discussion to next month. Re-emphasis that no one, especially children should ever swim unsupervised.

v. **TTa:** says we will need volunteers to be on a decorating committee for the holidays for trees and menorah.

vi. **MS:** plastic covers for sofa/chairs in clubhouse are in and stored; same with cushion tabletop covers.

vii. **PL:** studied the layout of the sewer system and will submit for the Association for the retention basin credits – expect full approval on that. All 280 homes submitted as a group to Dalton George about the storm water fees for the private homes, but it may be rejected. But **PL** plans to go before the Warminster Water Board and appeal, if necessary, for the homes.

viii. **PL:** hoping for a credit for urban tree canopy expansion with the water authority as well.

ix. **PL:** gas and electric rates are up 80% from last 2-year contract that will expire in May 2023. **MS** says most of our winter is already covered budget-wise. There is a difference in new rates if we select a 12-month vs 24-month plan of payment. Discussion about whether to wait and see what happens to rates, or lock it in. Decision to wait one more month and follow what happens.

VII. CORRESPONDENCE

i. **JM:** in reference to request from XX Villa to rent clubhouse for Thanksgiving, **JM** says we should send out a community email that we are not renting out the ballroom at this point in time. Discussion. All agreed to the hold on the rentals.

ii. **JM:** between 15-19 HOAs will be having a meeting on Saturday, October 15. Looking for a someone to join him, **RR** volunteered to accompany.

iii. **JM:** Social clubs concerned about Bernie Hoffman attending their meeting. Needed to reassure them he is just an observer for the Board.

VIII. NEXT MEETING: October 25, Tuesday, 9:30 am.

IX. ADJOURNMENT: **RR:** motion to adjourn meeting; **PL:** seconded. Meeting ended at 11:20am.

VILLAS AT FIVE PONDS INTERIM BOARD MEETING

SEPTEMBER 7, 2022 9:00AM

PRESENT: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Tina Talansky (**TTa**), Paul Luff (**PL**), Bernie Hoffman (**BH**), Ron Dorfman (**RD**)

I. Meeting with Villas Voice Editor

- a. **RR:** Opened the meeting with the Board and guests to discuss recent issues of the Villas Voice and the ability for the Board to respond to editorials that were directed at the Board in a timely fashion.
- b. **BH:** Reviewed his history on the subject, including congressional testimony. **BH** asked **RD** that in the future if there were letters **RD** deemed to publish that could warrant a response or opposing view from the Board to give the Board the courtesy of knowing and preparing a timely response if it desired to do so.
- c. **RD:** Agreed that was a reasonable request and he will contact the president of the Board in the future if this type of situation arises again.

RD Left the meeting

II. REOPENING COMMITTEE REVIEW

a. Committee Recommendations

- i. **BH:** Presented a review of the committee of 7 regarding the possible relaxation of the current COVID Rule restrictions regarding guests, inside and outside.
- ii. **BH:** Met with the Committee members and they voted to recommend unanimous to the Board that the Board remove all COVID restrictions at this time. 7-0. Discussion.
- iii. **PL: MOTION:** Upon review of the unanimous recommendation of the COVID Reopening Committee, the Board accepts the recommendation and removes all requirements regarding existing COVID restrictions and return the Villas at Five Ponds to all pre-COVID Rules and Regulations effective September 8, 2022. **MS** second. Vote 4-1 Approved. **JM** Opposed.

- iv. **PL:** Asked **JM** to prepare the notice to go out to the community and note that anyone with COVID or exposure should quarantine at home appropriately and that everyone should keep the wristbands in case there is an outbreak that would require reinstating restrictions for safety and health purposes.
- v. **MS:** Discussion about renting the multi-Purpose Room at this time. Board agreed to hold off any resident rentals until the first social happenings are conducted and reviewed for the new process.

III. OTHER ITEMS

a. POOL LED Lights

- i. **JM:** Noted that the Board approved via text the installation of new LED lights during the pool renovations at the cost NTE \$3000.

b. Chair Covers

- i. **MS:** Decorating Committee has recommended chair covers for the sofa and chairs in the multi-purpose room and had them quoted for less than \$300. **MS** Motion to approve for 8 chairs and sofas, **PL** second, approved 5-0. Noted that the Board approved via text the installation of new LED lights during the pool renovations at the cost NTE \$3000.

c. Indoor Pool Passes

- i. **MS:** Discussion about continuing pool passes for indoor pool like the outdoor pool at \$5 per person. **PL** was concerned that the minimal time of use of the indoor pool by guests really doesn't warrant the \$5 fee. **RR** agreed. Tabled for now.

IV. Adjourn: **PL** moved to adjourn meeting, **TTa** second. All approved. Ended 10:15AM