

Villas at Five Ponds Interim Board Meeting

Friday, September 8, 2023

Present: Rick Rodgers (**RR**), Mark Schwartz (**MS**), Joel Mickelberg (**JM**), Larry Nodiff (**LN**), Stu Freemark (**SF**), Bernie Hoffman (**BH**) guest, Terry Freemark (scribe)

I. RR opened meeting at 11:00 am.

II. MS: motioned on our accounting firm to do a full audit, at \$1825.00. This price will be unchanged until 2025. **LN** seconded. All approve 5 – 0.

III. MS: the recumbent bike should be arriving on September 19. He will need to know if there will be room, or what the status of the equipment arrangement shall be.

IV. MS: update on the umbrella repair – Mount Lake will come here to do repairs. We will end up with two extra umbrellas.

V. MS: CAU will add a \$10 million umbrella, at \$533/year, for worker's compensation for volunteers and contractors via Continental. Last year, our Clubhouse was valued at \$5,290,000; this year it is valued at \$5,585,000. (this will be mentioned at the Community meeting this month). **MS** motions to continue with CAU; **SF** seconds. All approve 5 – 0.

VI. MS: the bill for 7 HVAC units has been handed to Teresa. We are pre-paying for the 7 units. 4 will be installed today. We have a warranty for 10 years (parts, labor, etc.). There will be 15 units altogether. **MS** wants to order the remaining 8 units next week to lock in price. **MS** will check with PECO and the township, if there are any rebates available for high efficiency units. **JM** asked, since 4 of the additional units are 4 tons vs. 5 tons, will we be paying less per unit for them? **MS** will break down numbers/prices for the next Board meeting.

VII. MS: Lemus coming next week to check roofs. Jim Stevens, V.P. of Continental Management, says the issue for many is not the shingles; it's installation. At next meeting, the Board will review Manion vs. Bevilacqua figures.

VIII. BH: COVID is making a comeback. May need to be addressed by the Board at the next meeting.

IX. RR: shared an observation to **LN** and **SF**, as newer members of Board, but also as a reminder to all Board members – Instead of listening to naysayers, don't be a carrier pigeon. All community members should send their complaints to **AW** – follow procedure. **LN** says that he shares intel here.

X. Next Board meeting will be Tuesday, September 19, at 9:30 am.

XI. Adjournment

SF motioned to adjourn; **RR** seconded. Meeting ended at 11:39 am.