

Villa at Five Ponds Board Meeting
Wednesday, April 26, 2023 (via Zoom)

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

RR opened meeting at 9:34 am.

I. Prior Minutes

JM motioned to approve minutes from March 28, 2023; **MS** seconded. All approved 5 – 0.

II. Financial Review

a. Delinquency report

AW: only one monthly assessment, \$30.00 for XX Fairway Drive

b. Treasurers Report (MS)

i. Assets

- a. Checking account now with Penn Community Bank
- b. Customers Bank MM at 4.35%
- c. First Commonwealth MM at 4.25%
- d. New line item for MM Reserve through Edward Jones (10241)
- e. New CD at 5% Morgan Stanley

ii. Equity

- a. \$125.00 of each homeowner's monthly payment goes into Reserve.

iii. Income

- a. One resale \$3240.00

iv. Expenses

- a. Administrative
 - i. \$18.00 copy and mail
 - ii. \$496.00 for Email blast (new line item 6316)
- b. Operating
 - i. Clubhouse supplies - \$52.00 to Walmart for first aid kit; \$48.00 to Staples

c. Maintenance

i. Bills paid for split on creek bed, dormant oil/spring cleanup, Frank's repair, Empire and AM Mechanical.

MS: Independent audit is posted on Bulletin Board in Clubhouse

MS: Copy of VFP tax return available for review by any residents (\$7556.00)

MS: Analytical Lab fee increased by \$5.00

MS: Special thanks to **JM** for selling the discount pool pass books. Raised \$2280.00.

MS: knocked \$455.00 off invoice for TT quote #6.

MS: Cap One cash - \$1481.00

MS: SFA energy is up \$425.00

MS: Two new swans in the pond; 5 dogs are in.

MS: VFP is in good financial shape

III. Grounds Maintenance Schedule

PL: Edging (completed last month) and mulching completed.

PL: Sprinkler system will probably be turned on next week.

PL: Yearly spring flowers not planted yet.

PL: Pre-emergent weed control applied.

PL: Mowing has begun. Grass growing fast.

PL: Pine weevil treatment will not be done, as agreed.

PL: Fertilized/broad leaf/crabgrass spraying done yesterday and today.

PL: Shrub insecticide done.

IV. Total Turf

a. Front entrance trees and plantings are failing, and give a haphazard appearance.

b. Quote #7 to improve the island. **PL** motions to approve; **MS** seconds. All approve 5 – 0.

V. Resident Landscape Requests

a. xxx Villa – request for tree replacement.

i. Will consider this autumn. **AW** will notify resident, including consideration for budget constraints.

b. xx Villa – mulch/tree issues

i. **AW** will notify resident that TT will look into mulch issue; also **AW** will notify resident tree replacement will be considered this autumn.

c. xxx Villa – turf issues

i. **PL** and TT will meet with McKeogh. May be considered this autumn.

VI. Exterior Change Requests for approval

a. xxx Fairway – black deck replacement and rain water collection system

i. Architectural committee will allow no change in color, and only approve change in material if it matches present color. Water collection system must match also. **AW** will write to owner.

b. xxx Fairway – awning

i. Standard JMT awning, but submission did not include matching color. **PL** will conditionally approve pending updated submission.

c. xxx Villa – landscape

i. Beds around patio, with standard plantings. **PL** approved

d. xxx Villa – window replacement

i. Replacing 4 – 5 accepted windows. Approved by **PL**

VII. Maintenance

a. **PL**: waiting for temperatures to stabilize before turning on sprinkler system.

b. Back swale has been cleaned out.

c. **MS**: questioned whether the bed spraying quote from Clayton could be re-visited.

d. **MS**: questioned whether hanging flower baskets/price quote for watering could be re-visited.

VIII. Open Items

a. Tennis Court Repair

i. McGinnis provided a quote, but currently not responding to calls. Need an additional pickleball court marked off.

ii. TopCourt will be here this week to provide another quote.

b. Broken gate posts at pool

i. **MS**: Repair will be this Saturday. \$1300.00 to repair all posts.

ii. Clayton says some posts are being bent by deer. Offered to repair them at no cost.

c. Pickleball court update

- i. **PL** met with Arlene Pollack and Stan to set up pickleball games. Information will be included in May newsletter.
 - ii. Newsletter will include information about Team Reach app for phones, for game sign-up.
 - iii. Concerns presented about noise from game play, as hitting pickleballs is much louder than tennis balls. Discussion about game times.
 - iv. **JM**: presented concern about possible issues for tennis players. **PL** also brought up restricted play vs. open play.
 - v. **BH**: raised concerns about incidence of injuries with pickleball. Discussion ensued about player risk/responsibility. **RR/JM**: good idea to ask insurance company about risk/standards. **AW** also recommended sign: PLAY AT YOUR OWN RISK
- d. Unfixable basketball backboard/net/structure
 - i. **RR**: the crank is broken, the threads bare. Will research a price on Amazon.
- e. Request for support from township for geese control
 - i. **MS**: discussed the futility of treating Phase II geese problem without the golf course's involvement. **BH** will speak with groundkeeper, to work with Tina Talansky.
- f. Request regarding summer furniture
 - i. **MS**: resident Sam Feldman offered to be in charge of moving summer furniture onto outdoor pool deck, rather than paying TW Maintenance. However, it appears it was more difficult to get volunteers than anticipated, so most likely will be using TW again, not really that costly.
 - ii. **BH**: mentioned that Sam would be interested in helping to organize committees such as this.
- g. A process for controlling non-resident caretakers/trainers that use our Fitness Center
 - i. Discussion ensued about how this could be administered and enforced.
- h. Turning on drinking fountains
 - i. Discussion about the prudence of their use in post-COVID world.
 - ii. Decision to keep off for now.
- i. Bingo license renewal
 - i. **AW** will tend to this.
- j. Response to letter from Mr. Lerro about attending Board meetings
 - i. **AW** sent response to him yesterday.

IX. Additional Open Items

- a. **BH**: extended kudos to all involved in yesterday's successful bingo game. Suggested sending thank-you to the former treasurers of social committee.
- b. **BH**: expressed concern about the insurance claim resulting from resident injury on parking lot. **RR** noted this is now out of VFP's hands and is now the responsibility of our insurance company.
- c. **TF**: notified Board that she and **SF** will be away and unable to attend June, July, and August board meetings.
- d. **SF**: noted that indoor pool requirement for a resident to be present when guest(s) are using pool not always being observed.
- e. **MS**: will fish food/set-up return? **PL**: in post-COVID world, will wait another year.
- f. **MS**: asked **AW** about painting status. **JM** questioned about time/manpower parameters in contract. **AW** reviewed contract agreement, said painting being done in waves. **LN** suggested sending Blast to residents to inspect their property's painting status. **SF** noted that our street sign posts/hangers are chipping paint.
- g. **JM** raised difficult challenges being presented to social committees by Cheryl Goldberg. **PL** felt this was a social committee issue, not the Board's. **RR** will address the issue privately and publicly at next social committee meeting.

X. Next Board Meeting

Tuesday, May 23, 2023, at 1:00 pm.

XI. Adjournment

LN motions to adjourn; **MS** seconds. Meeting ends at 11:37 am.