

THE VILLAS AT FIVE PONDS BOARD MEETING

July 27, 2021

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

I: PRIOR MINUTES

- A. **JM: MOTION:** Accept the minutes as presented from June 29, 2021. **MS: 2nd** All approved 4-0. TTa was not at the last meeting.

II: FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XXX Fairway Dr-\$100.00
- b. **AW:** XXX Fairway Dr-\$3.00
- c. **AW:**XXX Villa Dr-\$10.00

B. Treasurer's Report

- a. **MS:** All Money Markets are below the \$250K threshold. We should be receiving 0.35% from the CD from Quaint Oak Bank, but our statement stated 0.25%.
- b. **MS:** The CD from Republic Bank is due on July 29th. We can renew it at 0.60% for 13 months for \$200K. Our Money Market from Centric is at \$245K at 1.0%.
- c. **MS: MOTION:** Account R28103 from Republic Bank, renew for \$200K at 0.60%. **PL: 2nd** All approved 5-0.
- d. **MS:** 5060-This month we had one resale for \$3,000.
- e. **MS:** 6436-Clubhouse Supplies \$381.25-from Capital One.
- f. **MS:** 6475-Security Alarm \$145.00.
- g. **MS:** Ground Contract-6522-\$20,761-Turf application, Pruning and three mows.
- h. **MS:** 6541-Repairs-various vendor repairs around the Clubhouse totaling \$3,280.
- i. **MS:** 65411-Repair-\$253.50
- j. **MS:** 6740-Corporate Tax-payment posted for \$1950.
- k. **MS:** 4010-\$2,190.00-from Total Turf (TT)-Rocks around the pond.
- l. **MS:** Six Month Update: Grounds Maintenance-232% over due to timing of mulch work; 65411-Repairs for Common at 63.4% because we are beginning to do many repairs on our property; Comments about costs going forward. Management Company-increase to \$18.85 (2%); Trash-no increase this year, but next year there will be when our contract is over-discussion of proposing and extension early to lock in future prices now; Beardelli-our contract is negotiated through to 2024, but at that time there will be an increase; Landscaping-2% increase of approximately \$4500.00; Snow-contract needs to be renewed; going forward, our income has decreased because of the low interest rates and no rentals or pool passes.
- m. The new gym TV's will be charged on the credit card, but we will use the accumulated cash back on the Capital One accounts to pay for them.

III: GUEST-BERNIE HOFFMAN (BH)

A. Update on the Clubhouse Committee

- a. **BH:** First thanked everyone on the Board for all their input and help. PL-Help, JM-communication, MS-wonderful record keeping, TTA-Great caring and knowledge in the community, and RR-all his help.
 - i. **BH:** Has spent hours with each committee member and the entire committee to work out the best and safest way to open the pools and Clubhouse. Our recommendations only with the final approval from the Board. Agreement of the committee was that only fully vaccinated residents (no guests) after signing a waiver would be permitted. Also, the committee would like the showers and water fountains to be permitted. The committee realizes that passive monitoring does not work as effectively as desired. Also, no sharing of food at the pool or in the Clubhouse. Will there be a fee for replacement of a lost wrist band?
 - 1. **MS:** New interior hands-free water bottle filling fountains will be installed by the end of the week and at that time, may be used.
 - ii. **BH:** If a booster vaccine becomes available, BH is working with the Board of Health to visit Five Ponds to give the booster to residents only.
 - iii. BH left meeting.
- b. **PL:** 500 wrist bands were ordered and 460 have been distributed. If a band is lost, the resident should speak to a Board member or Jim or Jack.
- c. **Changes in the Rules**
 - i. **Page 4-Section 3-“D”-** Personal consumption absolutely no sharing.
 - ii. **Page 4-Section 3-“F”-**Indoor showers will be available.
 - iii. **Page 5-Section 5-“C”-**Indoor and outdoor showers will be available.
 - iv. **Page 5-Section E-Players** may use the cards and materials at the Clubhouse.
 - v. **Page 6-**\$10.00 fee for lost wristband.
 - vi. **PL: MOTION:** To make changes to the Covid Rules for the Clubhouse and Facilities as mentioned above in I, ii, iii, and iv. **MS: 2nd.** All approved 5-0.

IV: LANDSCAPE

A. Grounds Maintenance Schedule

- a. **PL:** The mulch bed weed control pre and post emergent have been done.

B. Resident Landscape/tree Concerns and Requests

- a. **PL:** XXX Fairway Dr-dead tree in front of patio in the rear of home-**PL to AW:**
ACTION: Tree to be cut down but the type of tree to be planted will be determined by the Board in the fall.
- b. **PL:** XXX Clubhouse Ln-leaning tree-Action tabled for now.
- c. **PL:** XX Five Ponds Circle-exposed tree roots-**PL: ACTION:** Will have Clayton (TT) look at the tree roots and give an opinion.

V: EXTERIOR CHANGE REQUESTS FOR APPROVAL

- A. **PL:** XX Villa-Patio approved with almond railing. **AW: ACTION:** Will inform resident that the Ticki Torch Tree Transcend flooring is approved but must have almond railing.
- B. **PL:** XXX Fairway Dr-wants to have Manion Roofing install the covering at chimney top. **AW: ACTION:** Will send letter to resident that it is approved.

- C. **PL:** XXX and XXX Villa Dr-residents want the lower section between the garages painted stucco. **AW: ACTION:** Will write residents that this is approved.
- D. **PL:** XXX Fairway Dr-resident wants to paint stucco on the side and the center area between the garages. Awaiting signature from attached neighbor for approval.
- E. **PL:** XXX Fairway Dr-collapsed deck-**AW: ACTION:** Will inform resident that based on the rules, Article 1, Section D, that resident is responsible for repairs.

VI: MAINTENANCE SCHEDULE

- A. **MS:** The Pest control has been done.
- B. **JM:** The Projector Screen has been lowered for one hour.

VII: OPEN ITEMS

- A. **MS:** Ed said that the Pond Fountain unit can be taken out of the water and then it may kickstart. The Bubbler works, so the fish are getting oxygen. **PL** noted that one of the two bubblers appears to not be working properly and it may be clogged.
 - i. **PL:** Shady Brook is eliminating its' ponds fountains and just going with bubblers-too expensive and too much maintenance.
- B: MS to PL:** Will TT be mowing this week? **PL:** not sure as it depends on the weather.
- C. **PL:** I have been trimming all the trees in the basin area and the tree limbs are piling up. Will have Clayton (TT) chip all the branches this fall.
- D. **PL:** I have requested a quote per JM's request to remove the trees that are creating a mess around the pond and spa, and the river birch roots that are damaging the exterior wall. This will be done after the pool is closed. Hayden is looking into making the area into a Japanese garden. He will be giving me a combined quote for all the above.
- E. **Shingle Replacement**
 - a. **JM:** Will send a reminder to residents to have their roofs looked at yearly.
 - i. **MS:** Salt blocks can be put in the gutters to prevent ice from forming and blocking the gutters during snowstorms.
- F. **SC Signs & Designs, LLC**
 - a. Awaiting a comparison quote from Fisher whose price is \$7,065. SC Signs & Designs is \$9,317.40, but not quite "apples to apples". **MS: ACTION:** Will reconcile differences. Tabled.
- G. **JM:** Walked the Board through the fact that Villas at Linfield, a McGrath Community, only one year older than VFP is on the road to begin home shingle replacement.

VIII: CORRESPONDENCE

- A. **AW:** XXX Fairway Dr- May the Social Committee begin planning functions in the Clubhouse for vaccinated residents? Discussion. **AW: ACTION:** Response to resident-not yet.
 - a. **TTa:** Committees have requested meeting in the conference room. **Yes.**
 - b. **TTa:** May speakers come in to meet with the committee members? **NO.**
- B. **AW:** XXX Villa Dr-concern about the spread of disease from bird feeders. **AW: ACTION:** Will write resident that we have updated our birdfeeder rules (see below). Thank resident for information.

- i. **PL: MOTION:** Change in Architectural Rules and Guidelines, C-Rules and Guidelines, 2-1st line, Birdhouses and Birdfeeders that are “preapproved” may be expanded and will require a majority of the Board to approve new installations with existing guidelines being accepted by homeowners. **JM:** 2nd All Approved 5-0.
- C. **AW:** XXFive Ponds Circle-permission for a doorbell cam-**AW: ACTION:** Will inform resident that it is not an issue and may be installed.
- D. **AW:** XX Five Ponds Circle-any-wants to re-level the Clubhouse pool table. **AW: ACTION:** May relevel if the company has an insurance certification, and employee has been vaccinated, and has signed a waiver.
- E. **AW:** XXX Clubhouse Ln-**AW: ACTION:** Will respond as per a letter which will be drafted by the Board.

IX: ADDITIONAL OPEN ITEMS

- A. **JM:** Should our November annual meeting be in person or zoom? Tabled for now.
- B. **JM:** Is there a need for a formal Villas of Five Ponds reserve study? Discussion.
 - a. **AW:** Our financial records are more detailed than any she has seen from other HOA developments who have had a reserve study and feels it is unnecessary.
- C. **PL:** Will ask BH about drawing up a job description for someone for hire.
- D. **JM:** The round poker table is not being used. It was made by Brunswick and is 32 ½” instead of the normal height of 31 ½”. Cathy, our decorator has been informed. Cathy is awaiting a return call from Brunswick for a resolution. Not comfortably compatible with the new chair height.
- E. **MS:** Have a quote for room darkening shades from Ron LaPidis for two shades for the room darkening for \$700. Will check for other quotes from Home Depot, Lowe’s, and Avalon.
- F. **MS:** Frank’s Electric ordered two additional 15-minute timers for the spa to be stored for future use.
- G. **MS:** The two older TV’s are in the storage room and will be donated.
- H. **JM:** Pool closing date will be between Rosh Hashana and Yom Kippur.
- I. **JM:** Should XXX Villa Dr be notified to remove ramp? **AW:** Not yet. Should wait.
- J. **PL:** We should create a comprehensive battery list schedule. I will start an excel spread sheet.

X: NEXT MEETING-Tuesday, August 24, 2021 at 9:30am.

XI: ADJOURNMENT

- A. **JM: MOTION:** Adjourn meeting. **MS:** 2nd All approved 5-0. Meeting adjourned at 12:19.