

VILLAS AT FIVE PONDS EXECUTIVE BOARD MEETING-ZOOM

Tuesday, Mary 24, 2022

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

GUESTS PRESENT: Stuart Freemark (SF), Bernie Hoffman (BH)

RR: Opened the meeting at 9:31am

I: PRIOR MINUTES

- A. **JM: MOTION:** Accept the prior minutes from April 22, 2022 as presented. **MS: 2nd.** All approved 5-0.

II: FINANCIAL REPORT

A. Delinquency Reports

- a. **AW:** xxx Villa Dr.-\$285 including \$15 late charge.

B. Treasurers Report

- a. **MS:** Customers Bank \$500K. 1.75% Live Oak.
- b. **MS:** R28108-Quint Oak-\$100K. We could purchase a CD at 0.70% for six months in hopes of the interest rates increasing shortly. **MS: MOTION:** Take \$125K from Customer's Bank, add to the \$100 in Quint Oak and purchase a six month CD for \$225K. **PL: 2nd.** All approved 5-0.
 - i. **SF:** A suggestion-Renew half for six months and the other for one year so that the CD's are laddered-coming due at different times. **MS:** We now have eight CD's that are laddered.
- c. **MS:** On July 1, 2022, Customer's Money Market interest rate will increase to 1.25%. Two of our CD's-R28102 and R28104 have one bump up in interest rate that can be used.
- d. **MS:** R28107-Huntingdon Valley Bank of \$250K went to Live Oak for 1.25%.
- e. **MS:** All of our invoices and bills match with the many accounts that were reviewed.
- f. **MS:** Contributed Capital spent \$8,564.60 to pay the balance of the HVAC control system cost.
- g. **MS:** Shredding-\$600; Bought \$381.56 and two dehumidifiers \$981.56.
- h. **MS: MOTION:** Use the Capital One credit available to pay \$981.56 for shredding and dehumidifiers. **JM: 2nd.** All approved 5-0.
- i. **MS:** SC Signs and Designs-\$15,322.30. Also, we need an indoor ballroom sign to state "Multi-purpose Room. **PL:** We voted for the SC Signs at an interim Board meeting 5-0. This will be the record of this vote.

- j. **MS:** We have the Snow Contract for the next two years.
- k. **MS:** If a resident homeowner wants their garage painted with two coats by Kaiser Painting which would be \$100. It was agreed to permit the homeowner to do this at their expense.
- l. **MS:** In 2016 we paid \$55K for painting. Today it will be \$101K including the aluminum bump out painting in Phase 1. This was approved 5-0 at the interim meeting on 5/6/2022.
- m. **MS:** Five trees were added to be cut down, but at a discount of \$780.
- n. **MS:** The latest reserve funding statement will be changed at the end of the year.
- o. **PL:** We will need to possibly increase the HOA appropriately for each household just to catch up with paving. **JM:** At our community meeting we need to discuss these increases in detail when approved by the Board and Finance Committee.
- p. **MS:** For HVAC replacement in the Clubhouse (16 units), in 2016 the cost was \$119,600, but now it is \$160K.
- q. **MS:** Gittis informed me that there is \$3,832.28 in the Social Club.
- r. **MS:** Still no quotes for the contract with the pool. Also, when the pool is open for guests, the cost per guest should be increased to \$5 or \$10 per guest.

IV: LANDSCAPE

A. Ground Maintenance

- a. **PL:** The first pruning should be done in the next couple of weeks. Last year TT was late with the pruning and missed the original pruning of the spirea.
- b. **AW:** June 15-TT has many labor issues, but the mulch and weed control and post emergent was done last week. The granular fertilizer is completed. The shrubs are still in progress.

B. Total Turf (TT)

- a. **PL:** Springtime can kill the Nutsedge, but TT has two communities doing this every year. Probably will do this the first week in June to it under control. It will take several years of dedicated application to do this.
- b. **MS:** Clayton said he would give us \$1K off this year.
- c. **MS:** The annuals will be done shortly.
- d. **MS:** The Geese mediation is working. The geese are afraid of swans.
- e. **PL:** The basin is a swamp and needs geese mediation around it as well.
- f. **PL:** Quote 6-twenty plum trees had been approved and one crab apple tree was added to be cut down. The total cost is \$11,790. Caution tape was put around the trees to avoid any conflict and then grinding the stumps and grass seeding within ten days. This was approved 5-0 at the interim meeting.

V: EXTERIOR CHANGE REQUESTS FOR APPROVAL

- A. **AW:** XX Five Ponds Circle-request for railings-Board questioned if this would be a permanent part of the property. **Discussion.** Decision-only a non-permanent removable portable ramp

for medical needs of the person which must be removed when the person moves. **AW:**
ACTION: Rejected. Will write to resident suggesting that the resident reapplies for a non-permanent removal ramp as a requirement for a specific person and is to be removed when the person moves.

VI: MAINTENANCE SCHEDULE

- A. **JM:** Why is the company waiting to do the lab tests for the outdoor pool and spa?
 - a. **MS:** They are waiting until after Memorial Day.
- B. **JM:** The projection screen is down.
- C. **RR:** The batteries for the awning will be done this week.
- D. **MS:** Ice maker has been checked.
- E. **JM:** All that is needed for the hot tub is for the heater to be turned on.
- F. **JM:** The yearly \$96 for the Domain registry has been paid.
- G. **RR:** The defibrillator 9-volt battery has been replaced.

VII: OPEN ITEMS

- A. **Pool Renovations-tabled.**
- B. **RE: COVID Re-opening Committee-Bernie Hoffman (BH)**
 - a. **BH: See Written Report below, but first:**
 - i. **BH:** I think that this will be my last meeting with Five Ponds as I have personal things that must be attended to. I have had many varied comments from residents in our community. I can remain on the committee until August 1st, 2022, but will still work with MS on finance and RR as advisor. However, I want to thank the Board, all those on the Covid Re-opening committee and Aileen Salus who is head of the Social Committee, all of whom have been of great assistance.
 - ii. **BH:** The committee has recommended that no guests be permitted at this time. However, when guests are permitted, should there be a time schedule for them; should there be a signed-waiver are open issues to be decided.
 - iii. **BH:** If there is an outside affair, and there is inclement weather, should there be a rain date or should it be permitted to be brought inside?
 - iv. **BH:** Guests should use only the outside bathrooms.
 - v. **BH:** If food is to be brought inside, it should only be brought in by a committee member who is vaccinated.
 - b. **BH:** May 24, 2022. Report from the Covid Re-Opening Committee is attached.
 - c. **MS: MOTION:** Maintain the same no-guest policy, both indoor and outdoor. I will vote for an outdoor affair for July 4th. **RR:** No guests, residents only.
 - i. **RR:** All future social events must be approved by the Board as stated in Section 4A.

- ii. **Discussion: BH:** The committee has been concerned with the safety and welfare of the Five Pond's residents as per the directions from RR. I will be attending the Men's Club luncheon.
- iii. **MS:** There may be indoor formal social group meetings not to exceed the room maximum numbers. Informal social group meetings will be permitted, but not to exceed 50 people. Scheduling of the multi-purpose room may start now through the normal process with Board approval per function.
- iv. **MS:** Personal consumption of food, such as sharing of food, candy, and/or snacks will be acceptable as long as safe health practices are followed.
- v. **JM: MOTION:** Approve the Covid Re-opening Committee report with the above changes. **PL: 2nd.** All approved 5-0.

VIII: CORRESPONDENCE

A .BH: What about the July 5th party? Party will be eating outside, but the residents may use all the bathrooms.

- a. **MS:** Cheryl Goldberg would like to have a July 4th party on July 5th, outside by the pool, so that all the "beach goers" can participate. Hoping that 100 residents outside would be permitted. Approved by voice vote. Will inform Cheryle.

IX: ADDITIONAL OPEN ITEMS

A. JM: XXX Clubhouse Lane-non-resident owner

- a. **JM:** Son is an owner. But is a non-resident not living at Five Ponds. However, he had a wristband, but lost it. The non-owner resident, living here, damaged her wristband and son lost his wristband. The non-owner paid for a new band, but would like to purchase another band for her son-the non-resident owner and wife.
 - i. **AW:** Rule B1-Will send a letter to non-resident owner to please review this rule. He and his wife are not permitted, per the by-laws access to the Clubhouse so no new wristband will be offered as replacement.

B. AW: Sent photos of fence on Phase 1 and 2 regarding vendor damage.

- a. **PL:** Mario tried to repair the fence that fell down. The actual grate failed and he is trying to find a better material.
- b. **MS:** Keystone Fire and Realty Security Co. does every WAWA and might be an alternative to Anchor.

C. MS: One of the AC units motor went. When we have a price, we can discuss replacing the unit versus putting in another motor and condenser.

D. MS to TTa: Who is feeding the koi's? **PL:** TTa and another person have taken the responsibility of feeding them.

E. MS: The flower pots around the pool will need to be watered. The watering pots/buckets should be out and available for the resident doing the watering.

- F. **MS to JM:** Email the residents suggesting that they maintain their shingles and also have their roofs checked yearly by Manion or another roofer of their choosing.
- G. **MS:** The tubing that injects acid and chlorine has not yet been replaced by the pool service. When should the dehumidifier be turned off for the indoor pool? **RR:** I will do that.
- H. **MS:** I called Manion to check the Clubhouse roof.
- I. **RR:** Need to turn off the heater in the pump room that is connected to the GFI outlet.
- J. **MS:** Reserve-will begin discussing this with the Finance Committee. Hopefully the rates on CD's will increase; also the Reserves Budget process will not start until the end of the summer.
- K. **BH:** Again, thanks to the Board for working with the committee. As of June 1st, I will retire from it all. The Board thanked BH for his service.
- L. **JM to AW:** Was the letter written after last month's meeting for XXX Fairway? **AW:** I used the letter you suggested explaining that issues they were having are homeowner responsibilities and the Board, at this time, is not considering returning shingle reserve funds to current the residents and thus giving all shingle responsibilities to each homeowner.
- M. **AW:** There are now only three bird feeder locations active in the development.

X: NEXT MEETING-Tuesday, June 21, 2022 at 9:30am-Zoom

XI: ADJOURNMENT

- A. **MS: MOTION:** Adjourn meeting. PL: 2nd. All approved 5-0. Meeting adjourned at 11:50am.

May 24, 2022 - Report from The Covid Reopening Committee

The opening committee members continue to communicate frequently on the current Covid situation across the area and especially at our Five Ponds location. Resident statistics are always monitored when there are home sales or additions if waivers are added. In recent days I have discussed our recommendations with each member several times and I am pleased to say we have a Unanimous Decision based on CURRENT CIRCUMSTANCES at Five Ponds. These are our recommendations to the Board through to President Rick and therefore to the entire Board as I was directed to do one week before your May meeting.

HERE ARE THE PRE MEMORIAL DAY RECOMMENDATIONS:

1. All Five Ponds residents who have completed a signed Waiver and possess a wristband will be permitted to attend all activities listed in this report! Please understand this means either the original waiver or the waiver passed by the Board starting on April 1, 2022. There are NO EXCEPTIONS to this recommendation. Please remember that your wristband must be in your possession when you are in the clubhouse or the clubhouse area.

2. We will return to Pre-Covid numbers for attendance as posted by the Township. They are as follows:

A. Multi-Purpose Room 188 with chairs and tables and 400 with just chairs

B. Card Room - 19 with tables and chairs

C. Lounge - 66 with tables and chairs

D. Fitness Center - 22 standing

Certainly group meetings can operate with the above numbers as long as they operate with established procedures.

3. No guests are recommended at this time. This issue will continue to be carefully reviewed with very close Board consultation.

4. Again we state that the wearing of a mask is an individual choice.

5 Without question the Committee will follow CDC INFORMATION RELEASES that pertain to any COVID RELATED ISSUES.

SINCERELY,

Bernard G. Hoffman

BERNARD G HOFFMAN (Bernie)

Administrator Emeritus

Chairman Re-Opening Committee

