

Minutes of the Board of Trustees Meeting

September 10, 2019

Present: Board of Trustees: Jeff Garber, Marie Janiak, Alan Maravelias, Steve Delaney, Kevin Kiley. Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb

1) Call to Order

Jeff called the meeting to order at 7:00 p.m.

2) Approval of Minutes

The board approved the minutes for the August Board of Trustees meeting.

3) Homeowner Comments /Requests

a) The board approved for the Women's Club to hold their annual food drive to be held in the clubhouse from Oct 28 to Nov 8. It was noted that this has been quite a successful annual event due to the generosity of our residents.

b) A Fox Run resident addressed the board to discuss a letter he had written to Richardson's Farms relaying his safety concerns due to traffic on route 114 specifically at our exit, due to the proximity of Richardson's exit. The board will follow up with Richardson's to see if there are any mutually acceptable ideas which would make the area safer.

c) The board reviewed a letter from a resident who was concerned about the decision not to spray for ants this year. The board discussed the fact that in the past ant spraying didn't seem to give the season long benefit that was expected. It was also mentioned that this is an annual decision that would be revisited next spring.

d) A Fuller Pond Road resident requested that a sump pump be installed in her bulkhead due to water coming into her basement. Due the fact that this was board member Marie Janiak's unit, Marie recused herself from the decision. Jim verified that similar requests had been approved in the past with the association absorbing the cost. The request was approved.

4) Financial Report

a) The board reviewed the July financials. The board will schedule a budget meeting in early October for preliminary work on the 2020 budget.

5) Unfinished Business

a) The board discussed an update on the masonry work. Charlie will start this year's approved masonry work on concrete walkways on Monday.

b) Jim gave an update on the progress of installing the garage door handles. He has completed 123 units and has 54 remaining.

c) The board discussed having milestone inspections by the engineer that designed the specifications on the indoor pool project. It was noted that these inspections were not part of the original scope of work and will be billed on an hourly basis. The board voted to have the first inspection at the completion of the insulation being applied.

d) The annual fire alarm inspection will start on September 20 and finish on September 30th.

e) The new key card system is almost complete. The new key cards have been activated.

6) Landscape Update

a) Marie gave an update of this month's landscape schedule. She explained the fall cleanup will start the end of October. All requests for trimming shrubs, not including Rhododendrons which are not trimmed this time of year, must be made at the office. Trimming will begin the end of September. The irrigation will be shut down on October 1.

7) New Business

a) There was discussion on investing in new battery's for Jim's golf cart or to consider replacing it due to its age. It was decided to replace the battery.

8) Work Order Report

The board reviewed the work orders called in since the last meeting.

9) Executive Session

10) Adjournment

The meeting was adjourned at 9:30 p.m.