

Directors' Meeting Minutes May 2021

May 26, 2021 / 7:00 PM / Virtual Meeting Only (Zoom)

Topic: May's Monthly Board Meeting Time: May 26, 2021 07:00 PM Eastern Time (US and Canada)Join Zoom Meeting

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OPENING- Meeting began at 7:02 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call - **Directors Present: President-Rob Renode, Vice President-Anna James, Treasurer-Dawn Wolset, Secretary-Jessica Knoll, Julie Renode, Adam Kochanski, Colleen Rini, John Wolset, Kathy Plebani, Michael Klapac. Directors Not Present: Nathan Hassler, Carrie Veil.**
- Greeting - Rob
- Public Comment - **None**
- Reading of the Minutes (April 2021) - ***Jessica motioned to waive the reading of the minutes and to approve the minutes as presented, Dawn 2nd. Motion Passes with 8 yes, 1 abstention, 3 absent.***
- Treasurer's Report/Payment of Bills- **Dawn: Hard checks and amounts were noted. Online payments and amounts were noted. Dawn read account balances.**

OLD BUSINESS

- Electronic Votes since last meeting - **None**
- Leslie Lane pool vendor review/vote - **We reviewed the addendum sent with additional costs for the pool requested from Woods' Pools totaling \$42,300. We also reviewed the pool plan that we discussed with Woods' at the meeting which was \$178,000. We reviewed the proposals from Erlich and Vincent pools as well. Rob discussed title 68, our reserve study, as well as our financial future. Adam reviewed our different options and compared with future spends and presented a 5 year plan/budget projection. Discussion ensued on different options and importance of priority along with title 68 regulations. We also discussed the probable options of either a bylaws change to the \$25 dues increase or a special assessment. *Adam motioned to approve Woods' Pools proposal for the pool including the added necessary addendum items totaling \$220,000 to come from this year's and next year's budget, Anna 2nd. Motion Passes with 8 yes, 1 abstention, 3 absent.***
- Vendor Management - **Michael - We had meetings with both vendors and Michael has provided us with a comparison chart between Vendor A (our current vendor) and Preferred Management. Camco had a great presentation and service, but is just way out of our price range. Preferred Management is about \$750 more per month than Vendor A, but the discussion shows we are unhappy enough with our current vendor to pay the extra for a new vendor. Many board members responded with various reasons why we should not stay with our current vendor. The current budget should be manageable and workout within admin expenses. *Dawn motioned to change to Preferred Management on or before***

October 1st, 2021 at \$2050.00 per month with other variable fees as per contract with funds to be balanced from this years budget from line #162 (admin cost filing fees GL # 06520), Colleen 2nd. Motion Passes with 8 yes, 1 abstention, 3 absent.

- Legal Review: Property Bundling pending – Rob - Still Pending
- Long Term Reserve Study – Colleen - Draft will be complete by June 14th. Jen from Bustamante and Adam will collaborate on the roads.
- Annual Meeting/July 2021 - Colleen - We sent floor plans to the firehouse. Bylaws and proxies are due by June 18th. Bylaws committee will meet hopefully next week (possibly Wednesday.)
- Project Management Office – None
- Other old business? – None

DIRECTORS' & COMMITTEE REPORTS

1. Communications - Colleen - Possible new logos are being discussed. Looking for newsletter “story” ideas. Jessica suggested something about the dangers of feeding wild animals. Julie suggested a recent Eagle Scout accomplishment by a young man who lives in PFS. Dawn suggested we include something asking to not get mail while the mail lady is there. Discussion ensued about inappropriate homeowner behavior at the mailboxes as well as possible solutions and future consequences. Rob will email our lawyer to clarify on lines of responsibility and repercussions.
2. Recreation - Julie - No current plans on the calendar, but keep an eye out.
3. Pools - Anna - We are covered to have the pools open for Memorial day. Dawn, Anna, and John will be doing the testing in the morning and afternoon.
4. Maintenance - John - Routine maintenance: clean clubhouse, bathrooms, take all trash to transfer station. Repairs were made to the long food table under the pavilion. The table was separating from the main upright posts. Also replaced several boards on the table itself. New 4x4 legs were installed under the table for support. Opened pool bathrooms and repaired 1 sink drain and 1 urinal trap. Replaced a leaking rubber toilet tank to toilet bowl seal. Cleaned and scrubbed both bathrooms. Cut and trimmed grass at all of PFS entrances, pools and clubhouse. Disassembled and cleaned the kiddie pool filter cartridges and re-installed as well as vacuumed both pools. We are looking to fill 2 part time positions for maintenance.
5. Rules & Regulations - No updates.
6. Roads - Nathan - Road map is being completed Tuesday to get to Jen from Bustamante.
7. Building & Planning - Adam - tabled for next month
8. Public Safety/Enforcement - Adam - tabled for next month
9. Operations - Collections update - Rob - Trish noted that we are getting more people to come in and pay dues or make payment plan arrangements due to the access cards.

NEW BUSINESS

1. Opening of Facilities - Adam motioned to open the facilities in compliance with the lift of regulations of the Governor on May 31st as expected and to post signs to follow CDC regulations at our facilities, Dawn 2nd. Motion Passes with 8 yes, 1 no, 1 abstention, 2 absent.
2. Facilities Rental Rules - Trish Kochanski (AOM) proposed that we change our rental fee to \$125 for hours requested for the clubhouse or pavilion or \$200 for both with a \$75 refundable deposit. Kitchen included in the fee. Discussion ensued regarding “hours requested” and it was decided to change it to up to 6 “private use hours” not to go past 6pm. Julie motioned to change the security deposit of rentals to \$75 and to charge \$125 for either facility for private rental use for up to 6 hours and not to exceed past 6pm with a flat rate of \$200 to rent both the pavilion and the clubhouse, Dawn 2nd. Motion Passes with 9 yes, 1 abstention, 2 absent.

3. Motions for supplies - ***Julie motioned to replace all 3 ceiling fans in the clubhouse at the cost of no more than \$700 to be installed by maintenance with the funds to come from Repair and Replace fund , Jessica 2nd. Motion Passes with 9 yes, 1 abstention, 2 absent.***
4. Correspondence - **A letter was received from homeowner Sue Hettinger with a suggestion to heat the new pool while we are doing the new construction. Adam mentioned that it was something we looked into, but it was way too expensive and just not possible at this time.**
5. Other new business – **None**

Meeting Adjourned - Motion: Adam - 2nd: Dawn at 11:12pm