

Directors' Meeting Minutes February 2024

February 15, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)

OPENING- Meeting began at 7:04 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call- **Directors Present: President-Rob Renode, Vice President-Matt Sulock, Secretary-Jessica Knoll, Adam Kochanski, Colleen Rini, Kathy Plebani, Seth Napoli, Julie Renode, Robin Wright, Danielle Wojcik. Directors Not Present: Treasurer-Dawn Wolset, John Wolset.**
- Greeting – Rob
- Public Comment - **Property owner, Mario Scelsi asked about speed sensor device information feedback. If it was showing data, or if we were having problems with it. Rob confirmed that it is currently not showing speeds to drivers, but is tracking speed data. We have developed a plan which will roll out different stages for us to track data. Mario also asked if we could put the current plans for the pool and surrounding area on our website like we did the initial plans. Adam told him he would do it as soon as he could get to the print company to have them scan and upload the plans for him.**
- Correspondence- none
- Approval of the Minutes for January - *Jessica motioned to approve the minutes as presented via email and on the website, Colleen 2nd. Motion Passed with 8 in favor, 2 absent, and 2 abstentions.*
- Treasurer's Report (Financials posted on website)– Rob noted that the financials are on the website and asked if there were any questions, which there were none.

OLD BUSINESS

- Electronic Votes since last meeting - none
- Speed Bump/Electronic Monitoring update – Adam reported that the speed sensors are installed and operational. They are collecting data and they are working on getting the data easily presentable for our next meeting. Discussion went on about some patterns already being seen and they are hoping to see a change in the data when they start showing the speed to the driver on the monitor. Property owner, Mario Scelsi questioned our plans on how this will focus on and cite specific speeders. While we can not cite speeders based on this device, we are hoping to deter the bad behavior, while also learning where to more efficiently focus some of our enforcement hours. The main goal is to stop the speeding and unsafe behaviors...not to send residents citations.
- Status of Leslie Lane Pool – Adam has been in contact with the pool company to make sure they are aligned on the full scope of the project and on the timing. He is hoping to have more info for the next meeting when we are closer to the winter weather breaking.
- Status of Pool Furnishings – Adam has been working on getting more info from Dave on his possible vendors for better pricing on items. He also has questions for Dave about the umbrella installation shown on the plans, how practical this will be to implement, and alternatives.
- Community Watch Update – Rob reminded all that while we currently have no one willing to lead the committee, and to please reach out if interested. Board member Robin Wright's husband Michael said he is interested in learning more and will reach out to Trish in the office tomorrow.
- Bulletin Boards – Dawn and John were not present, but the boards have been rebuilt and installed and look great. Property owner, Mario Scelsi questioned the possibility of getting solar lighting installed near the boards on the Porter and Jeans Dr areas. He also took this time to ask if there has been notice about the Annual Meeting being in May placed on the boards. Discussion started to remove this as a line item from the agenda, but went on to decide to leave it on as a placeholder titled Bulletin Board Notifications to discuss if anything should be put on the boards month after month.
- Annual Meeting Planning - Colleen noted the 7 board directors that are up for re-election and

that they are all interested in re-running for another term. Letters notifying property owners about the change in date, as well as the director spots open and asking for any bylaw changes proposed went out in the mail and should be received shortly if not already. Our next meeting is scheduled for April 3rd via zoom at 6:30, and we will be sending our next mailing on April 10th which will include the proxy and info packet for the meeting.

- Other old business?- none

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen mentioned that she added the roads page to our website which includes the road map and the new road repair request form. Adam encouraged all property owners to please use it for any areas of road that need attention. This will aid him in creating the report for what road areas need attention when talking with the pavement company.
2. Recreation - Julie reported that February 8th was the Valentine's Day themed gnome painting, Friday the 9th was the Wine and Cheese night which was a great time with a lot of new faces. Looking to hold a similar St. Patrick's Day get-together on March 8th or 9th. March 14th will be a St. Patrick's Day themed gnome paint night. Easter Bunny pics will be set for tentatively March 23rd as weather has not been on our side.
3. Pools - Seth is still working with Adam and Colleen on getting pool furniture and equipment at the best deal possible.
4. Maintenance - John was not present, but it was noted that maintenance staff completed the bulletin boards and installation of the speed notification signs as well as performed regular monthly maintenance.
5. Asset & Project Management - Open
6. Compliance & Controls – Open
7. Building & Planning - Katherine reported no permits being issued.
8. Roads - Adam spoke with Dante from Motola's paving and we are on their list for early spring (3rd week in April) to start work. This is always a good time to get the work done if possible as it is the cheapest for asphalt. Adam will have the quote to present to us by the April meeting for approval.
9. Enforcement – Adam reported 1 citation issued for a stop sign violation and 1 for a dog off leash.
10. Operations - Collections update - We are currently at 85 properties delinquent, 62 of which have judgements against them and are currently being certified. We are working on liens for those. The remaining, we are still working, for various reasons, on locating the responsible owners.

NEW BUSINESS

1. Other new business - Adam asked that we please add the relocation of the Leslie Lane mailboxes to the agenda to hold him accountable.
Rob spoke about the discussions regarding the selling of POA "real property" and noted that it is very open to interpretation and intention. They are closely looking at the working to be able to propose a bylaw change and the reasons behind the subject being brought up.
Kathy mentioned noticing a dump truck backing down Cross Run Rd on Jan 27th at 10am to dump tree trunks and roots and the possible benefits of NO DUMPING signs for that area. It was mentioned that the trail cams we use will also focus on that area as well.
Colleen reminded all of the budget packets that were mailed and that they should be in everyone's mailboxes.
Rob met with a property owner in regards to a facebook post on a local page. He wanted to make everyone aware about the dialogue he had and how the property owner now has a better understanding of our bylaws as well as our board and our thought processes and goals.
Kathy questioned why we have public access to all of our info on our website while other local communities have password protection. Rob said he will look into if this is something we can connect to our website using the property owner's TOPS access. He noted it will be a lot of work, but will be worth looking into if there are volunteers willing to help set it up.

Meeting Adjourned - Motion: Julie - 2nd: Colleen at 8:28 pm