

Directors' Meeting Minutes June 2022

June 16, 2022 / 7:00 PM / Virtual Meeting Only (Zoom)

Topic: Monthly Board Meeting-June 2022 - Join Zoom Meeting

<https://us02web.zoom.us/j/81613903594?pwd=TXhBOF15bjdVFFwelJwK3ZTeHBkZz09>

Meeting ID: 816 1390 3594

Passcode: 740529

One tap mobile

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OPENING - Meeting began at 7:01 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call - **Directors Present: President-Rob Renode, Treasurer-Dawn Wolset, Secretary-Jessica Knoll, Julie Renode, John Wolset, Kathy Plebani, Heather Napoli, Seth Napoli, Michael Klapac. Directors Not Present: Vice President-Matt Sulock, Adam Kochanski, Colleen Rini.**
- Greeting
- Public Comment - none
- Reading of the Minutes (May 2022) - *Dawn motioned to waive the reading of the minutes and to approve them as presented in advance of the meeting via email and website posting, Kathy 2nd. Motion passed unanimously.*
- Treasurer's Report (Financials posted on website) – Dawn reminded everyone that our financials are on our website for review and asked if there were any questions, which there were none.

OLD BUSINESS

- Electronic Votes since last meeting- none
- Annual Meeting Plans - Colleen - not present
- Speed Bump update – Adam - not present
- Status of Leslie Lane Fencing/Security/Paving - Adam - not present
- Rules/Policy/Procedures Project – Heather sent us the proposed bylaw changes via email and they have been distributed.
- Legal Review: Property Bundling pending – Rob - not present at this time
- Status of Call Center – Dawn said the call center seems to be working and distributing calls properly as John has been getting appropriate calls for the pool.
- Other old business? Kathy announced that the new AED has been ordered and received and is partially installed.

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen - not present
2. Recreation - Julie reported a successful yard sale on June 4th and 5th with good weather. There was a flag themed painting done by 13 people on June 13th, and 17 people attended our first yoga night last Wednesday. Yoga classes will resume at \$5 per person per class future dates to be scheduled.

3. Pools - Seth reported that we failed the water testing three times in the baby pool, but it has since passed and is currently re-opened. The baby pool is also being fixed for the water leak.
4. Maintenance - John spoke of normal routine maintenance, including cleaning the clubhouse & bathrooms, grass cutting in all common areas, the field on 903, as well as along all development roads, setup and clean up from rentals, cleaning up trash around the development, and taking all trash to the transfer station. The kiddie pool filter was disassembled and the filters were removed and cleaned. Both pools were cleaned and opened. Water leaks were sealed and the pool was painted. Both the men's and lady's bathrooms were cleaned and painted. Stencils were made for pool warnings and spray painted on the concrete around both pools. Maintenance staff was also sent to Harbor Freight to purchase an air compressor impact gun, air hose and socket set.
5. Asset & Project Management - Michael has supplied the board with a link to view the program he has been using to track our projects. This software is very user friendly and holds true asset management with project portfolios and has a huge benefit of longevity.
6. Compliance & Controls – Heather updated above.
7. Building & Planning - Kathy reported that 5 permits were issued: 1 new deck, 1 new home, 3 trees/brush removal/lot clearing. 4 permits were not needed; 1 replaced railing, 1 adding a pergola atop a current deck structure, and 2 tree cutting.
8. Roads - Adam- not present
9. Enforcement - Adam- not present, but Rob added that the shed on Robertson Rd discussed in previous months has been removed.
10. Operations - Collections update - Rob said the progress is continuing as usual and they will have hard numbers and a complete update at the Annual Meeting next month.

NEW BUSINESS

1. July Board Meeting - *Rob motioned to forgo the normal July BOD meeting for the Annual Meeting, Heather 2nd. Motion passed with 9 in favor and 3 absent.*
2. Correspondence - There were 2 items this month;
 - **One property owner is disputing a citation for a deed restriction violation of a shed on the property prior to a house. The shed has been removed from the property, but the property owner is requesting the fine to be removed. *Rob motioned to waive the fine due to the fact that the property owner has removed the shed, Dawn 2nd. Discussion started with Kathy mentioning that no permits have been given to the property owner for anything yet. Julie asked how long the shed has been there, how many citations have been issued, and how the communication was between the property owner and the office/BOD. Due to the fact that Adam is not present to answer most questions, Heather motioned to table Rob's motion till the August BOD meeting, Dawn 2nd. Motion passed with 9 in favor and 3 absent.***
 - **A Homeowner wrote asking to be able to utilize the pool outside of normal hours to do laps to complete her triathlon training. She also attended the zoom meeting and spoke up to explain that she is willing to barter her services to open the pool in the mornings to be able to use it. Rob and Jessice spoke of times in the past when this was requested and denied because the amenities need to be open to all equally. There were back and forth discussions about flexibility and possible options along with the reminder of equal access to all homeowners. Rob said he will discuss the matter with our solicitor as well as John. He will also look into the pool traffic to see if there is a common time the pool would be vacant enough for her to get her training completed.**
3. Other new business - Julie mentioned that a property owner asked if we would be

interested in a Latino Jazz band playing by the pool. The consensus was favorable.

Rob reviewed the Annual Meeting Checklist and what is due when and by whom. Julie reminded everyone that volunteers are always needed to help for the Annual Picnic.

Rob notified us that the kiddie pool filter parts were sent out to Strand to be refurbished and they are currently in good working order, but will need to be replaced at some point this year for about \$1,000.

Jessica brought up a post on the unofficial facebook page that a property owner recently acquired a swing set that he would like to donate to PFS POA as well as his time to set it up. Rob will contact the property owner to see the set and discuss. It would be nice to have it to set up at the Leslie Lane Pool area. John brought 3 trees in the Yellow Run Rd section to our attention that need to come down due to unsafe conditions. 3 contractors were taken around to see the trees and 3 submitted bids. Ron Hemerly for \$900, Done Right Tree Service for \$1,550, and No Limits Tree Service for \$3,500. It was mentioned to be sure these trees are within our purview of ownership to maintain. Rob suggested we rent a bucket truck to remove the trees with our own maintenance department as well as some other potential spots that can be an issue for the winter throughout the POA.

Meeting Adjourned - Motion: Julie - 2nd: Jessica at 8:27pm