

Directors' Meeting Minutes August 2022

August 18, 2022 / 7:00 PM / Virtual Meeting Only (Zoom)

Topic: Monthly Board Meeting-August -Time: Aug 18, 2022 07:00 PM Eastern Time
<https://us02web.zoom.us/j/87128278328?pwd=NW8xUWdhWDdCZndZWFPtak1KRklqQT09>

Meeting ID: 871 2827 8328

Passcode: 644847

One tap mobile

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OPENING - Meeting began at 7:00 pm

- Pledge of Allegiance
- Roll Call - **Directors Present: Vice President-Matt Sulock, Treasurer-Dawn Wolset, Secretary-Jessica Knoll, John Wolset, Colleen Rini, Kathy Plebani, Michael Klapac. Directors Not Present: President-Rob Renode, Julie Renode, Adam Kochanski, Heather Napoli, Seth Napoli.**
- Greeting – Dawn thanked everyone for joining.
- Public Comment - Tom Kervic brought forth a few suggestions from other property owners he has been speaking to. Suggestion 1 is to raise the speed limit from 15mph to 25mph as Indian Mountain Lakes has tried it and they have seen some success. Kathy questioned how it would change anything, but Tom merely stated it was a suggestion mentioned to him and that it was effective elsewhere. He also mentioned there are 2 trees on Church Rd and Jeans Dr that need attention. John made a note and will look into the problem. Tom is also still trying to bring back a neighborhood watch and is hoping others will come forward with interest. He has also been in contact with Doyle Heffley's office to try and get us a speed enforcement sign and stated that he needs a letter and ID from us to represent our community. Tom also mentioned the possibility of PFS participating in a buying conglomerate which would help us get some buying power. Mario asked in the zoom chat if we are continuing with the same pool contractor. John answered that we are. Mario referenced something said at the annual meeting about a new contractor, but a few members of the board assured him that we are still with the same contractor. Mario also asked if we are still using Bustamante that did our reserve study. Colleen replied that we paid them a one time fee for a reserve study that is a living/working document which we will continue to use, but no longer incur any fees from it. She referred Mario to the final document on the website. He went on to ask if the clubhouse pool will be painted at the end of the season. John assured him that we are currently looking into estimates for the big pool as the kiddie pool was painted at the start of this season. Mario's last question was if the Leslie Lane pool permits have been issued yet. Jessica told him that Adam brought the checks to the township office this past Wednesday but was unsure if we have permits in hand yet. Matt said that it usually takes a few days to get the permits in hand, but that we could find out for him for sure as soon as Trish was back in the office. Carlos Navarreto asked in the chat where the new pool will be located. Dawn informed him that it is in the same location of the current Leslie Lane pool.
- Review/Approval of Revised Minutes for May 2022 - *Matt motioned to waive the reading of the minutes, Dawn 2nd. Motion passed unanimously.*
- Reading of the Minutes for June 2022 - *Matt motioned to waive the reading of the minutes, Dawn 2nd. Motion passed unanimously.*
- Treasurer's Report (Financials posted on website)– Dawn noted that our treasurer's report is located online and asked if anyone had any questions. No one spoke up with questions.

OLD BUSINESS

- Electronic Votes since last meeting ➤ *8/15/22 Adam motioned a spend from reserves to pay for the permit fees (imposed by the township) associated with the Leslie Lane paving, fence, and pool permit applications, totaling \$7,254.25, Colleen 2nd. Motion passed unanimously with 11 votes yes and 1 board member not voting.*
- Annual Meeting Debrief - Rob - Not Present
- Speed Bump update – Adam - Not Present
- Status of Leslie Lane Fencing/Security/Paving – Adam - Not Present
- Status of Leslie Lane Pool - Seth - Not Present
- Rules/Policy/Procedures Project – Heather - Not Present
- Legal Review: Property Bundling pending – Rob - Not Present
- Status of Call Center – Rob - Not Present
- Other old business?

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen said the permits for the new entrance signs are at the township office and we hope to have them installed by the end of Sept. at the latest.
2. Recreation - Julie - Not Present
3. Pools - Seth - Not Present
4. Maintenance - John spoke of normal routine maintenance, including cleaning the clubhouse & bathrooms, grass cutting and weed whacking 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, taking all trash to the transfer station, and cleaning and testing the pools. One of the two main filter assemblies for the big clubhouse pool was disassembled and rebuilt installing all new filter panels. Remaining fence posts at the Leslie Lane basketball courts were painted and installed. Bushes were removed from the flower boxes at the clubhouse. Kathy asked if John could have a look at all the stop signs in the development as some seem to be leaning or hidden.
5. Asset & Project Management - Michael is waiting on feedback on the link sent to the board. Colleen suggested we schedule a zoom meeting to get the app updated where needed. Ways we could update the app for the future were discussed but nothing was decided. Michael will coordinate with Trish to set up a zoom meeting.
6. Compliance & Controls – Heather - Not Present
7. Building & Planning - Kathy reported that 2 permits were issued: 1 new deck, 1 new home. 1 permit was not needed for tree cutting.
8. Roads - Adam - Not Present
9. Enforcement - Adam - Not Present
10. Operations - Collections update - Rob - Not Present

NEW BUSINESS

1. Correspondence
2. Other new business

Meeting Adjourned - Motion: Dawn - 2nd: Matt at 7:34pm