

## Minutes of the Board Meeting - November 10, 2004

Board Members Present: Gene-Ann Pesano (Vice-President), Paula Groppe (Trustee), Phyllis Ventrello (Secretary)

Covenant Members Present:

- First Order of Business - Call To Order

Gene-Ann called the meeting of the Board of Trustees to order at 8:45 pm.

- Second Order of Business - Roll Call

Paula Groppe announced the names of those who attended the meeting,

- Third Order of Business - Acceptance of the September Minutes

Paula Groppe made a motion to accept the minutes of the September 2004 meeting. Gene-Ann Pesano seconded the motion. All were in favor. Motion carried.

- Fourth Order of Business - Landscape Contracts

Gene-Ann had copies of landscape bids from three landscapers who had been contacted for bids. Gene-Ann summarized what were in their bids on the spreadsheet, as follows:

Morano – \$34,500 annually for a 4-year period

Images – \$23,310 500 annually for a 2-year period

Marchetti – \$29,920 annually for a 2-year period

The key differences are:

Morano is the only one who does Fall seeding and also does lime applications as needed (no limit) and he will apply more fertilizer and insecticide than anyone else. Gene-Ann, Gladys and the Martins went to Cedar Village which is maintained by Images and they took a look at it and quite frankly it didn't look that good. The grass wasn't very green and they had more crab grass than we do. Tom Marchetti is a very nice man but his bid includes only one lime application and doesn't include fall seeding. Fall seeding usually runs between \$1,500-\$2,000. And a lime application usually runs about \$1,800. So if we add those two things to his price, you are almost up to George Morano's. George Morano is really not charging us anymore than he is now. The contract price is higher but it includes a lot more services. For example, the mulching of the common areas and the tree ranges, which runs \$4,000, and every time we have that done we pay extra for it, outside the contract. It is now included in the contract. The multiple lime applications and Fall seeding we also paid extra for that. Basically this contract for George Morano is the same but includes more things. Gene-Ann Pesano's recommendation is Images is out of the question because their work appears inferior. Tom Marchetti, if you add the other things that aren't included in the contract, comes to just about the same as George Morano. Some of the advantages that we have going with George Morano is that he does our landscaping and our snow removal. We are the highest priority with snow removal. If we select Marchetti we don't know where we will fall. The other thing is that George does several things for us each year such as bringing over leftover shrubs he has from other jobs and we did have some spots that were bare and he just planted them for us at no charge. Gene-Ann made a recommendation that she would like us to stay with George Morano because we already know what kind of quality work he does and his price really is fair with what is in the contract. All of the members agreed that they feel comfortable with George Morano and he has been doing this for a while and we can talk to him. We asked George to lower his price and he replied that he can't come down on price but he will re-landscape the common areas. This will be done at no charge. Paula Groppe made a motion that we stay with George Morano and that we do ask him for a little more work if he can't lower the price. Phyllis seconded the motion. All were in favor. Motion carries.

- Fifth Order of Business - Hole in the Fence

Phyllis had Vito come over a couple of weeks ago and repair the hole in the fence that the kids had torn. It didn't last a week this time. It's the fourth or fifth time that we've had to repair it. Vito suggested that if the problem persists, although it won't look very nice, he could add a metal brace or bars on the other side they won't be able to break through. We could also put up a sheet of plywood and screw it in so that they can't get through it.

- Sixth Order of Business - Distribution of the Financials The Financials were distributed.

- Seventh Order of Business - New Business

There is a snow removal credit for 2003 in the Financials. Critter and Pest Control is pretty high and one of the reasons for that is each year now we are having several Mignatti buildings who have a termite system put in. It's approximately \$3,500/per building. It is very reliable. On the repairs and maintenance, we spent the same this year as we did on 2 units last year. Inspectors discovered that the piers on the crawl space didn't actually come up high enough.

BTMUA Certificate - Last year, Drum Point Village West became a reservoir sponsor after purchasing same. The Brick Township Utility Authority has already sent us a certificate of Sponsorship. Gene-Ann gave the certificate to Paula to file.

One of our homeowner's apparently had a roof leak and All County billed the Board directly. The homeowner requested the Board to pay for the leak damage inside the unit. Also enclosed you will find an invoice from United Handyman Services who worked on a bathroom on the second floor. The drywall needed to be repaired. Paula Groppe stated that the homeowners should contact the builders and have the builders repair it and pay for it. Gene-Ann is going to reply to the homeowner per our master deed and our history the owner's are responsible for any repairs inside the house. Please refer to our newest newsletter for more information. If you feel someone should be responsible please contact Mignatti.

Phyllis stated that several Units on Black Fox Trail have dented garage doors and they look really bad and needs to be taken care of.

The next meeting is scheduled for Wednesday, January 12, 2005. The meeting was adjourned at 9:05 p.m.