

**Drum Point Village West
Board Meeting
November 13, 2007**

Meeting called to order at 7:00 p.m. by Lillian Hughes

Board members in attendance: Lillian Hughes, Randy Abeles

Homeowners in attendance: Natasha Binkowicz, Ron Dougard, Matt Carrara, Bill Walker, Paula Groppe, Maribel Perez, Fred Weintraub, Leah Buonpane, Christine Curtis, Gene-Ann Pesano, James & Shirley Malizia, Corinne Redman, Patricia Giovannucci, Lynn & Len Francavilla, Mary Helik, Mandana Yazdani

Approval of minutes from 7-11-07 and 8-15-07 meetings:

Meeting minutes from 7/11/07 and 8/15/07 meetings were distributed to homeowners present.

Motion was made by Lillian, 2nd by Randy to accept the minutes as published. Motion carried unanimously.

Appointment of trustee(s):

Motions were made to the following:

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| Trustee: | Fred Weintraub | Appointed by Lillian | 2 nd by Randy |
| Trustee: | Natasha Binkowicz | Appointed by Randy | 2 nd by Lillian |
| Trustee: | Leah Buonpane | Appointed by Lillian | 2 nd by Randy |

Motions carried unanimously.

Election of Officers:

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| President: | Fred Weintraub | Nominated by Lillian | 2 nd by Randy |
| Vice President: | Lillian Hughes | Nominated by Randy | 2 nd by Natasha |
| Secretary: | Natasha Binkowicz | Nominated by Lillian | 2 nd by Fred |
| Votes: | Unanimous | | |

Reports from trustees:

➤ **Landscaping (Natasha):**

- ❖ Trimming of arborvitaes blocking the front lights were done. Seeding will occur prior to spring. George Morano will be present at our February meeting to discuss and/or approve all necessary spring landscaping projects. Fred said the reason for this is so that to coordinate with our sprinkler vendor and to get an outline from Morano by contract. Also, to discuss options such a slit planting to try to remedy some of the lawns on the Mignatti side. There was a problem with a broken water meter causing certain areas of the community to become distressed.

- ❖ A homeowner asked if when re-seeding occurs, would they be placing topsoil? Fred responded we talked about this during a walk thru with Morano discussing those conditions and also overcrowded trees along Black Fox Trail that could be moved to the basin at Manhattan Drive and Drum Point road to provide a site barrier. A unit owner complained of overcrowded shrubs in her front area and we would meet with unit owner and Morano to discuss removing and replanting those items to the basin. George Morano has a proposal of the projects discussed and will provide proposal to include the cost and timing. We will use this list as a basis for pricing accuracy. Pat Giovannucci said good because he's the world's worst.
- ❖ Ron Dougard said the Morano and Brickman argument is why we need a management company. Court battles would not be necessary; a management company would do that for you. Fred said it's a choice of the community and should be brought up again at the annual meeting if someone would propose it. There are other amendments that if legal could be presented and homeowners vote on these.
- ❖ Corrine asked what does that say for a landscaper in the future. She said his contract was actually null and void at this point. She said he is still on contract till next year, but his contract is invalid based on the by-laws. Gene-Ann commented and quoted the by-laws (section 3 pg. 18) that the sponsor could not have a contract for more than two years. Fred explained the word sponsor means the builder, Miller or Mignatti. Corinne said we should obtain sealed bids because of board members and vendor relationships. (ie: Morano sponsors a bowling league for former board member) Fred explained that a board consists of 5 individuals and they all had the opportunity to disagree with the vendors of choice. This board has the ability to agree and disagree with choices. And if homeowners are unhappy with the choices they can voice those opinions at the February 8th meeting with Morano.
- ❖ A landscaping issue was brought up about an area between 24 MD and 56 WSW near the basin. Unit owner Bill Walker requested a planting of site obstruction there. Fred commented that the issue here is that in the future, other units may request the same and for the same reasons. The end results would be that we have obstructed the open play area there available to children. There is not a lot of limited open space in the community and we need open areas available. The board denied the request based on those reasons. A heated conversation arose with Mandonna requesting more privacy around her unit and not being accommodated years ago. Ron Dougard expressed that sometimes children interfere with the homeowner's privacy and evening dinners. Therefore, he had to voice his disapproval to some children. Parents should use common decency when disrupting other neighbors' privacy. Sometimes neighbors play loud music and that should be addressed to the police department.

➤ **Roofing/siding maintenance (Lillian):**

- ❖ Twin was called out to repair a roof leak on a Mignatti unit. Also, four units were serviced for ongoing overflow of gutters. Not all the Mignatti units are consistent in their design/configuration. Some have several downspouts while others do not. Gutter guards were installed on the front of a Mignatti unit on Black Fox Trail. The board explained that if there are issues with roof leaks, homeowners need to be available to allow Twin to access the interior for a visual inspection in a timely manner so as not to create additional water damage. Our current vendor is very responsive to these requests compared to All County vendor we used in the past.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ **Painting:** Has not been accomplished. Originally painting of the doors was not provided by the association, but as new homeowners moved in and started painting their own doors, the colors were beginning to vary by unit. Therefore, the association decided to provide this service.
- ❖ There are issues with the metal side lights on the Miller section. The millwork, even though it is on the outside, is the homeowner's responsibility. The association is not to be responsible for soundness and disrepair of doors, side lights, frames of the entranceway (broken, warped, or rusted). The board encourages homeowners and is providing a sufficient amount of time to make these repairs if chosen prior to proceeding with the painting of doors.
- ❖ There was discussion about products homeowners used to repair, patch and seal side lights. Fred recommended Durham's rock hard putty based on his experience. Homeowners need to provide access to vendor for the proper painting procedures to be accomplished by the chosen vendor. The board will contract some early evening and weekend time to accommodate the homeowners. To be discussed further at the February meeting.
- ❖ **Sidewalks (Fred):**
The board has looked at front concrete walkways and is considering top coating some possibly in the spring. Some of the walkways are pitted and showing stony spots.

➤ **Messages & Correspondence (Fred/Lillian):**

- ❖ An issue about a personal garden area was brought to the attention of the board. There are questions as to the validity of some garden areas. We are currently at only one covenants member and she was unable to attend this meeting. We hope to put in place additional members so that we can get more information about this. Are they objectionable? Are they maintained? And if there is a good reason why they should not be there? An individual homeowner identified one of them and the board wants to know what the solution is for that one planting? In fairness to the community, an investigation of one place, is this fair? There are probably a dozen or so places where there could be questions raised. We can only look at this issue as a community and not just one individual's garden.

- ❖ Fred announced we need volunteers. Covenants and newsletter volunteers, reporters.
Lillian announced Gene-Ann has volunteered to compose a community newsletter and asked homeowners to let us know about anything exciting going on, share your news.
Tell us about your personal great experiences. Paula volunteered to join the newsletter committee. Mary Helik volunteered to join covenants.

➤ **Pest Control (Lillian/Fred):**

Ozane was called out to inspect a unit for termites and determined there may be possible termite infestation in garage on beams behind walls. Visible damage was treated. The board is unclear as to whether this was resolved and is awaiting a detailed contract from Ozane as to what is their responsibility to us. A homeowner wanted to know what is involved in an inspection, what is Ozane's version of an inspection? Homeowners need to be made aware of an inspection so that they may clear areas providing access to the technicians. Fred plans to meet with Ozane representative to discuss details. Mignatti units have a different system than Miller units for termite control.

➤ **Ongoing Projects (Fred):**

- ❖ **Management Company:** Discussion was brought up by two homeowners and Fred said that in addition to the base cost (monthly fee), there are other fees associated (ie: mailing charges, phone calls, coupon books, etc.) and we must keep an open mind when considering them. Corinne brought up the fact that we could contact Ocean First (our current bank) and get information/details about coupon books (cost for this service) and we could essentially eliminate what is currently a three step process into one. The board agreed to research this and Lillian volunteered to obtain and provide this information at the next meeting.
- ❖ **Township Issues (Fred):** The community received a letter from the township in regards to numerous communications for two years about issues we needed addressed here. Fred attended a meeting with the former Mayer Kelly, his business administrator, and two other members of building department. Fred expressed his desire to have any available community members to attend the next open council meeting to support the promised work from the township. A homeowner asked if we would consider turning these roads over to the township, so that they would be responsible for paving and curbing the streets. It is known fact that we would lose several street parking areas if this is done.
Ron said even if this was done, it would not mean we would get any priority in paving and curbing our streets and/or snow removal. There was some discussion as to what does Title 39 do or not do for our community. Ron Dougard said he would find out from the township who we need to speak to about this question.

➤ **Review of financials (Fred):**

Treasurer was not in attendance. Lillian passed around the current 10/31/07 financial report to homeowners. Discussion was raised about not cashing maintenance checks in a timely fashion. Fred addressed this topic and explained a new procedure we initiated of logging in checks by trustees prior to sending to treasurer for posting. The entire money handling procedure for accounts receivable/payable was outlined and mailed to all homeowners with their current statements on 11/4/07 and explained in detail by Fred at this meeting. Two homeowners in attendance voiced their opinions that we are overpriced in our maintenance for the service provided. Ron Dougard said the treasurer should be present and he has not seen him at a meeting since April.

➤ **Committee Reports:**

Lori Gaynor was not able to attend this meeting. Mary Helik is our new volunteer member on covenants. Paula asked if Lillian could explain the covenants to Mary.

Lillian explained some of the duties of this person, explained we have standard form letters for violations, and showed her the layout of our community. She will meet with Mary and give more details in the near future.

Next Meeting: Date: January 9, 2008 7:00 p.m. @ Century 21 Office
Adjournment: 8:30 p.m. by Lillian 2nd Natasha