

**Drum Point Village West
Board Meeting
February 13, 2008**

Meeting called to order at 7:15 p.m. by Fred Weintraub

Board members in attendance: Fred Weintraub, Lillian Hughes, Natasha Binkowicz, Randy Abeles (via telephone) at 7:30 p.m.

Homeowners in attendance: Bruce & Lori Bechtloff, Paula Groppe, Gene-Ann Pesano, Maureen Kelley, Mary Helik, Lori Gaynor, Bob & Harriet Martin

Vendor: George Morano Landscape

Approval of minutes from 1-09-08 meeting:

Meeting minutes from 1/09/08 were distributed to homeowners present.

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

Reports from trustees:

➤ **Landscaping (Natasha) and George Morano:**

- ❖ Fertilizer/lime application treatment was done last week in anticipation of a quicker spring green up and to strengthen the lawn roots system as a courtesy from Morano. George provided the board with a detailed '08 lawn maintenance outline report. Ongoing issues are with the Mignatti lawn areas due to poor levels of top soil. Also last year the lawns experienced a fungus growth and the proposal to remedy was extremely costly so the board denied going forward with the treatment. Morano discussed the detailed items listed on the outline report. Fred said we understand the normal maintenance service and treatments but wanted to know the results achieved by performing slit seeding versus removing sand in very poor areas and applying top soil for better grass growth. The better advantage is the top soil application because it germinates quicker and produces a healthier weed less lawn. But, it would mean digging out those areas and applying at least 8" of top soil. George said the slit seeding procedure would take longer to get results but is still very effective if watering time is increased greatly to those areas. George feels that the watering is the biggest issue and we should double the watering time on the Mignatti side. If the board considered going with the top soil application on the entire Mignatti side, costs would probably range in the 40 - 50K range. Comments were made that we should not spend that kind of money on the Mignatti lawn issue. Comments were also made about the costs made to repairs on the Miller side. Fred agreed we should start some type of long term plan for the Mignatti lawn problems and start with some of the worst areas first. Fred also

feels that we should not let this problem go another year without addressing. It just isn't right, there will be numerous complaints from homeowners because of the lawn conditions and it's the reasonable thing to do. Herbicide treatment will happen on or the week of May 5th. No watering for 2 days and it's best for homeowners not to plant annuals until 4 days after that application.

There was a design submitted by George for enhancing the center island at the front entrance. Additional proposals will be accepted and something will be done to improve that area. Time frame would be not later than June 1st. Fred agreed we would address this again at the next meeting. Plans are to do another walk thru in the community and identify and specify the exact changes/improvements to be made and Morano would be invited to place bids. Discussion was open as to how to remove the large cedars from the front entrance sign and flag area. Several ideas were suggested and the board was looking for the most cost effective method.

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

- ❖ Repairs were done to siding (J molding) to one unit on the Miller side. An inspection of the gutters on the Mignatti Cape May units was done to address a problem with water spilling onto the roof over the 1st floor master bedroom. The gutter is short and spills onto a small area hitting the roof and overflowing during heavy rains. All Cape May units were designed in this fashion. The solution proposed by our vendor was to eliminate that spill over by replacing the gutter with one long extension from the second floor straight down to the ground level. Fred and Bob Martin did a walk thru in the community and also noticed some additional loose siding needing to be secured on three Miller units.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ Some masonry work needs to be scheduled to repair concrete slabs by mail boxes on White Swan Way, the sidewalk at front entrance, and also the concrete walkway at 11 Manhattan Drive is cracked and needs an expansion joint to repair that walkway.

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

- ❖ There is an issue about placing correspondence in homeowners' doors received by a unit owner. For the record, Fred stated we are not required to do so according to DCA rules we are only required to post notices on the web site and on mail boxes one week prior to meetings. The board does not wish to circulate correspondence to those that do not wish to receive it inside their door and would appreciate homeowners letting us know.
- ❖ Letters were sent to the previous three management companies requesting additional details about the services they provide and the costs. Homeowners have concerns that we should continue to pursue this opportunity.

➤ **Pest Control (Lillian/Fred):**

- ❖ Fred had received response and clarification from Ozane. Ozane confirmed we are reaching the end of our termite contract and the chemicals previously used on the Miller units are no longer permissible. The suggestion was that the entire community should be using the Sentricon system that is already in place on the Mignatti units. Ozane offered to install the system for us at the same cost as was contracted for the Mignatti units. This system is highly effective in prevention and requires no indoor access/inspection by technicians. The board received 8 responses from the surveys sent to the Miller units and provided the information to Ozane for re-inspection.

➤ **Committee Reports:**

- ❖ **Covenants: (Lori and Natasha)**

The board is not getting what is needed from the Committee due to some personal issues occurring with Lori and her just not having the time to participate and devote to this area.

There are not many issues to address right now, but going into the Spring season, fines will be enforced. We really do need a few volunteers. But, any homeowner that sees something really outrageous is encouraged to contact the board.

- ❖ **Newsletter: (Gene-Ann)**

Gene-Ann is putting together another newsletter to be circulated around the first week in March. Anyone with any items of general interest is encouraged to contact Gene-Ann or the board with their newsletter material.

➤ **Ongoing Projects (Fred):**

- ❖ **Township Issues (Fred):** Fred has a commitment from Ken Schaefer, Brick Township Engineer, to do a walk thru of the Miller units. Bob Martin volunteered to join. Currently there is no question of whether repairs will be done, but rather what are the details of the repairs and when they will be done.

➤ **Old Business:**

- ❖ **Water conservation system/well proposal:**

There was discussion about a past investigation of installing a well on the property. Gene-Ann said there were issues at some condo associations in the area experiencing red rust stains on sidewalks due to very high iron levels in the well water. An engineer came out to offer a different solution proposing a water conservation system using special sensors. This had been started but the board does not know whether it is completed and would be contacting Brickman for a current status. Lillian mentioned she knows of

homeowners here in town that have been very happy with a well system and do not experience any rust or staining on their property. Clear water source came from 300 feet, not the average, standard depth of 100 feet. Fred agreed that there are different ground levels for favorable well water sources and would get more information. Question was raised about certification from Morano to perform sprinkler system service. Although, our landscape vendor is not certified he is willing to provide direction, knowledge, advise to assist us with the coordination of watering for optimum landscaping results. Morano agreed to attend a meeting with our irrigation vendor (Brickman) as needed for startup and/or maintenance. Brickman was not the original installer of the irrigation system and does not have the master plan, which has been changed quite a bit from the inception due to additional zones added and/or heads installed and/or removed for various reasons (patios installed, new landscaping installed/removed, etc.). Also BMTMUA will be called out at spring irrigation start up to check the accuracy of the water meter. We were extremely over our budgeted water figures on year end financials.

❖ **Driveways:**

Fred contacted Reilly (the previous driveway vendor) and provided an updated list for driveway replacement to the Miller units. Three (double driveways) and a repair to 42 Manhattan were identified.

❖ **Painting:**

A new vendor was contacted and a walk thru was done to identify kick plates in disrepair on the Miller units. The result is 2 were in need of replacement and a third needed to be reset instead of 1st vendor proposal indicating 28 kick plates. Further information will be sent to the homeowners regarding accessibility to front doors and responsibility to repair their millwork/kick plates.

➤ **New Business:**

❖ **Board Nominations for 3 trustee positions:**

The board received two nominations forms and one candidate has accepted the nomination and will be listed on the proxy. Others may also do so at the annual meeting. Time will be allotted for the candidate to present themselves. At this time the board received a call-in from Randy for the nominations below:

Trustee: Randy Abeles	nominated by Fred	2 nd by Lillian
Trustee: Lillian Hughes	nominated by Randy	2 nd by Fred
Trustee: Fred Weintraub	nominated by Lillian	2 nd by
Randy		

Votes were unanimous.

❖ **Front Entrance Sign and Lights:**

Bob Martin repaired the broken light as a courtesy. Photographs of a proposed replacement sign were provided from a signing vendor and passed around. The existing sign has been in need of attention for years now. It would be a double sign as the previous one except mounted higher for visibility. Also prepared for consideration was an additional sign to be placed right at the intersection of Manhattan and White Swan Way indicating the direction of each street. Everyone was pleased with the proposed new and upgraded signs. The cost proposed was approximately \$1190 for the double sign and included the installation and warranty. Township ordinances would have to be reviewed prior to placing any additional signs in the community. Scott Pezzaras will be attending our Annual Meeting and he will explain Title 39 for us.

➤ **Open Forum:**

- ❖ A homeowner present asked about a letter he received regarding the township direction to perform appraisals. There were concerns what that this would raise our taxes and what criteria would be considered when determining the values of property. There was discussion regarding fair market value versus individual interior upgrades. Paula said when you have a re-evaluation, many times the assessed value will increase but the tax rate decreases and typically the tax liability is comparable.

Next Meeting:	March 28, 2008	7:00 p.m.	@	Municipal
Courtroom				
Adjournment:	8:54 p.m. by Fred	2 nd by Lillian		(Chambers
Bridge Road)				