

**Drum Point Village West  
Board Meeting  
May 14, 2008**

Meeting called to order at 7:04 p.m. by Fred Weintraub

**Board members in attendance:** Fred Weintraub, Lillian Hughes, Randy Abeles

**Homeowners in attendance:** Mandana Yazdani, Ed Kocher, Bob & Harriet Martin, Gene-Ann Pesano, Susan Kommas, Ronald Dougard, Lynn Francavilla, Paula Groppe, Rick Gaynor, Herb Armstrong

**Approval of minutes from 2-13-08 meeting:**

Meeting minutes from 2/13/08 were distributed to homeowners present.

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

Recommendation by Ed Kocher to adjourn the voting results on proposed amendments 1 and 2 from annual meeting due to illness of second judge and to maintain continuity with voting. All board members agreed.

**Motion to change order of business to nomination of trustee to fill a vacancy.** Leah Buonpane had resigned her position as trustee. Motion to nominate Susan Kommas to fill the vacancy by Lillian, 2<sup>nd</sup> by Fred. Vote unanimous. Susan will serve to fill the remainder of the previous trustee's term. The balance of that term is through March/April of 2009 (our next annual meeting).

**Reports from trustees:**

➤ **Landscaping (Lillian/Fred):**

- ❖ Slit seeding was accomplished on all lawns. Irrigation was turned on; repairs and service were accomplished within two weeks of start up. We feel the lawns are looking very green at this time. Center island project is currently in the works as we speak. The entire rug juniper that was dead and dying was removed.
- ❖ A meeting had taken place with Fred, Natasha, Lillian, Morano Landscaping, and Brickman Irrigation to discuss the details of the project. The decision was made that we would need additional sprayer heads installed onto the island for the proper watering needs of this area. Because of the commitments made by previous board(s) to enhance this area and spend the funds necessary, it was decided to accommodate this area for sufficient water source.
- ❖ Bob Martin also added that Brickman had come out to move the rain sensors to a more appropriate area providing a full 360 degree open area. Previously they were installed right next to his chimney. Lillian stated that she had been made aware of that fact and had Brickman to correct this without additional cost. Fred added that homeowners should pay attention to the watering of their lawns to encourage them to make sure the sprinklers are hitting the lawns properly and not on driveways, walkways, cars. Fred mention that he and Lillian have walked the property and looked at bushes/shrubs that are original to the property and

some that may need to be replaced. We will probably get some prices and bring it up at our next meeting.

- ❖ Fred passed around photos of various damage to lawn areas. One area behind a Miller unit had the sprinkler head completely pulled out of the ground. It is where a dog is tied up and everyone could see how the ground was completely destroyed. We are not going to fix this, but instead send a letter to the unit owner to advise them that they need to pay for what has happened to the sprinkler. We do not expect any homeowner to spend money on repairing damages because of what somebody else does. We spend money to enhance our community, but individuals do have responsibility. Fred said we spend a lot of money on landscaping and it is always the sticking point whenever we talk about anything. But when you have people walking their dogs and obviously allowing them all over the lawns? Fred passed out additional photos clearly showing many areas of dead grass circles and also some bushes clearly damaged from male dogs. Fred mentioned there is common courtesy and decency, but people have to have responsibility for what they do.
- ❖ Moss is also present in some areas of the community and there is not much that can be done with that. It is because of elements of much shade and moisture in some areas. It was suggested that stone be placed, possibly lime treatments, but even with lime it grows back. Also Fred spoke about ants and some years he has more than others and uses spray on his own. Treatments are done by Morano and those are for deep rooted insects, ants are considered top surface insects, but Morano said he would also provide a treatment for those. Because of the recent storm we had a few trees blown down/leaning, and that will be discussed more later.

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

- ❖ The recent rain storm caused damage to fascia board at 14 WSW and a roof leak was reported at 52 WSW. Twin was out in 2 days with proposals and those are being repaired. Four trees were down/leaning on White Swan Way and those were staked back up the next day. Also a large limb broke off the Bradford pair in the cull de sac and removed same day. Lillian said she did walk the property right after the storm to be sure there were no immediate emergencies such as limbs/trees on any driveways, walkways, or units.
- ❖ Fred said he has been checking the voice mails since Natasha is away and said he encourages unit owners to report any roof leaks immediately.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ There was a report that a stone had struck the triple casement window of unit 41 WSW. It was investigated and appeared to be only a chip out and Morano said he would take care of the repair. Bob Martin mentioned that he also had a problem with a window and notified Anderson and they repaired under warranty. Also Harriet said the entire slider shattered across the street on WSW and they received a new slider from Anderson.
- ❖ The association had spraying done for tent caterpillars and bag worms last week. Fred said last time it was done was in '06 and should have also been done in '07 but was not.

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

- ❖ Lillian provided a condo questionnaire for a unit doing a re-finance on WSW.

- ❖ Documentation of paid invoices for a foundation repair was provided by Ed and Lillian to a unit for sale on MD. This was part of the disclosure agreement. The only problem is that the unit owner wanted it right away and it was handled very quickly. Fred said the reason for this topic is leaning toward expectations. People seem to have an overnight need for information. We ask that you please give us a little bit of time and we will provide all the documentation you need. We don't have a person sitting in an office just waiting for that phone call or for the phone to ring. Even if we did, you may still not get it overnight anyway.
- ❖ Lillian brought up the subject of not putting agendas in homeowners' doors. In the past we only posted the agenda on the web site and on mailboxes, and then a former board member suggested we should circulate these on homeowners' doors. Lillian asked the board and homeowners present if they agreed to not place these agendas on doors. Ed said, technically by law, we are in compliance if we just post on web site and mailboxes. Because the original change was requested at a board meeting, we thought it best to also discuss this at a board meeting. All were in agreement not to do pass outs to doors for the meeting agendas going forward.
- **Pest Control (Lillian/Fred):**
  - ❖ One unit owner reported pests, possible termites on the outside back steps of slider. Ozane was called out to treat and determined they were flying ants.
  - ❖ Ozane performed the sentricon termite inspection on Mignatti units during the last week of April.
- **Financials (Ed):**
  - ❖ Ed passed out financials as of March 31, 2008. These had not been prepared for the annual meeting because there were still several outstanding invoices and now we have something more reflective of the accounts. Ed said these will be the reports audited this year probably August. The reports are now posted to the web site for homeowners view. We have a few units which seem to fall behind and then catch up and seem to cycle the pattern. Two new units are currently not responding to requests for payment. An allowance of \$3825 for doubtful accounts was taken. Liens have been placed and there is a procedure to use the collection attorney service as needed.
  - ❖ The Fund Balance reflects a surplus of approximately \$11,000. Ed recommended the board make a motion to amend the budget to reflect this surplus amount. Motion by Lillian to amend the budget by \$11,039 and place into general reserve bringing that figure to \$21,346, 2<sup>nd</sup> by Randy. Vote unanimous. Ed will now publish the fiscal '09 budget to the web site. Also Ed included expected federal income tax at just under \$1500 this year. Bob asked if we incur any interest due on taxes. Ed said no because they are due in July and he files an extension. Plus currently we have a balance of \$700 credit from last year and will pay an additional \$1000, then probably get a refund back. Lillian said that we received a credit back last year and asked if this was the same scenario. Ed said yes it is correct.
  - ❖ Then Ed passed out financials reflecting our position as of April 30. Ed went over the line item expenses from that report. He explained the cost expense for web presence which is not a monthly expense. Actually the provider was changed and a credit for \$30 out of the \$71 total would be coming in.

- ❖ Ed asked if anyone had questions. Mandona asked if there was a charge for automatic check payment for maintenance dues. Ed explained that we do not automatically withdraw the funds; instead the homeowner would set up automatic payment with their bank (auto bill pay). It can be done on any of your regular bills. Approximately 10% of our homeowners use this method for payment. Usually this is done on line as a recurring bill pay and you need only to make changes should the amount differ or change. There were no other questions.
- **Committee Reports:**
  - ❖ **Covenants:**

Lillian said we do not have a per say group of people here. Although, the board is involved and handles reasonable issues. Fred said many times it is just with newer residents and possibly tenants. We really do not have any big problems in that area. Many homeowners already contribute by helping out and letting new owners know things like garbage and re-cycle days, bring in the cans, etc.
  - ❖ **Newsletter: (Gene-Ann)**

Gene-Ann had hoped to get a newsletter out before this meeting, but because of a personal family situation was postponed. Gene-Ann said she is working on material so that it does not just look like a list of do's and don'ts. Gene-Ann has come up with some interesting and informative news material and Lillian has also shared some topics for possible input. We hope to get more people reading it.
- **Ongoing Projects (Fred):**
  - ❖ **Township Issues (Fred):** Fred continues to address the remediation issues this community has ongoing since 2000 with the Miller units. Fred was promised copies of the documents he is requesting. He explained the incredible amount of time and energy he has used on this problem. A report was generated on 4/15 from the 4/1 walk thru with Richard Maloney. The township assured Fred he would have access to this report and his other requested documents. Fred stated he had documents assuring him that 3 patios would be replaced by the township for this spring. Not accomplished yet. Drainage was supposed to be installed near Bob Martin's unit, instead a cut out trench was done and now there is still the same amount of water if not more accumulating there. Fred questioned the township what the purpose was for that work. None the less, the water accumulation is still present there. Fred will continue his pursuits on the drainage, patios, and especially the walls of the affected Miller units.
- **Old Business:**
  - ❖ **Driveways:**

Fred provided correspondence to the unit owners involved advising them their driveways are scheduled to be replaced the week of 5/19, weather permitting. Three sets of double driveways and two repairs (one at 40 MD and one at 33 WSW). These were the same driveways identified by the prior board for replacement. (1-3 WSW, 37-39 WSW, 59-61 WSW)
  - ❖ **Painting:**

Fred had received bids from 4 different painters and the last is the one he feels most confident with. It happens to be the least expensive and highly recommended. The vendor is Pete Jensen from Bayville and does a lot of work in Brick. This work includes one coat of paint on all doors, frames on storm doors on the Miller units, and 3 kick plates on Miller units. Painter will not repair and

replace any rotted wood or rust on side lights or doors. We had some problems obtaining the paint colors because the old formulas had been discontinued and we have since matched up and received the updated custom color formula. These colors/formulas will be posted to our web site under frequently asked questions.

Ed stated that #54 WSW never did get the garage door painted to the correct color in use for the Miller units. The unit owner opted out for the garage door replacement and was residing mostly in New York and difficult to obtain access for painting. Lillian said the unit is now rented and mentioned the renter's name Aldo, former owner of Colony Market.

A few unit owners have installed new doors already and those will need to have a primer coat first. A custom match formula will need to be done to assure the correct primer color is used. Homeowners needing additional work/repairs not listed on the contract should handle it themselves, contact the association's painter, or contract their own painter. Homeowners will be receiving a painting calendar and will be given options to pick the most convenient time they can make themselves available to have their door painted. Weather strip and handles to be removed prior to painting and then replaced. Saturday appointments will be available. Homeowners should make necessary repairs prior to the painting so that they will not be disappointed if rust comes through after painting.

➤ **New Business:**

❖ **Plans for future maintenance:**

- Fred attended the NJ Cooperative Condo Expo in Secaucus this day. He provided feedback of his visit. Mention was made that he had an opportunity to hear from several management companies. His conclusion was that if we did not want to pay a minimum of \$17 extra per unit, then we should not be talking to them. Fred made it clear that Paul Hayes never ever did return any of his calls concerning his management's services. Fred had the opportunity to meet with a paving company while at the expo and will be making time to walk the community with them for advice mainly dealing with the aging road of White Swan Way and the curbing (maintenance and costs). Meanwhile we have a tentative appointment with the fire marshal and a township official to provide us a preliminary of what the parking situation would be should we turn the streets over (title 39). Discussion went on about past experiences other board members had investigating this same issue. Fred also mentioned that he was made aware that associations are required to have an inspection of their properties at least once every five years and that if not done they could be fined multiple thousands of dollars by the DCA. Community Associations Institute (CAI) provides seminars to its members on what is involved and how to prepare for such. Ed said that he had contacted the DCA about these inspections and was informed that if you had not been contacted for such then you could not be fined in a violation. Ed said the inspections were targeted more so at much larger communities than ours. Discussion went on about the membership fees of CAI and Fred said he would have an application and more information at the June 11 meeting.

- o Fred has been in contact with NJ Natural Gas and addressing the poor rusted out conditions of the meters on this property. He has been able to get a commitment to paint these items. Also he is in contact with JCPL for the same service on the unsightly electrical boxes.
- o We are awaiting contact from a representative for the Township to review their position indicating the impact of title 39 and the Township being given governance of our streets. The prime issue for our community is the allowable parking based on their analysis.

We understand that one of the largest expenses that we will face in the future is the re-paving of streets and our alternative is to turn our street over to the Township.

❖ **Privacy fences :**

Lillian discussed the conditions of many of the privacy fences along the Mignatti side.

Many of them are warped and leaning. They do not even reach the end of the patios there. Except in the cases where the unit owners purchased additional 4 foot fencing and paid for it themselves. The short fences are only anchored with 2 posts. Had the fences been installed to reach the end of the patios, probably would have included 3 posts and they would not be in such a warped condition now. Not one fence has been replaced on the Mignatti side. There are privacy fences also on the Miller side in need of replacement. She said she never did understand why the builder installed wooden fences to begin with and they did not reach to the end of the patios. Today's homes use vinyl/pvc. Harriet said she does not have a privacy fence with her adjoining unit, nor does she want one. Lillian said it is not mandatory that all units have one. Only that replacement needs to start.

Fred and Lillian had walked the property and made a list of poorly leaning and warped fences. She did some research and got bids and found that today's pvc fence is only about \$50 more versus wooden. The price of this type of fence has come down considerably in the last eight years. Vinyl fencing is a lifetime warranty on materials. Current warranty for wooden fences are about 10 years; cedar is very costly and has approx. 20 years. Harriet said and where are we going to have to pay for these people to get new fences. Lillian said we all pay into the association the same. Ed stated that any fence that was installed, whether by a homeowner or the developer became a common element of the association. Lillian said she had several comments from homeowners in approval of pvc fencing from both the Mignatti side and Miller side. Colors now available in white, almond, and grey. Decorative caps are included with the price of the fence and not extras. Lillian passed around a color brochure provided by Carl's fencing. Homeowners looked over the different styles/colors available and made positive comments and preferred choices. Carl's fencing came out to the property and used a site plan to detail an approximate cost should we want to do the entire community as a whole. They spent a good part of the day and later faxed a detail proposal. Lillian was very impressed and pleased by the outstanding service and detail in their proposal. They are a very reputable vendor and Natasha had previously praised them on her services with them at her home in Bayhead. Additional discussions went on about possibly the Mignatti fences were not properly anchored and

that maybe why they are leaning and so warped. Fred said that it would be a large expense and would have to be phased in. Especially in the section where the two large Mignatti units face each other (Manhattan Drive and Black Fox Trail). Ed asked if we had a price. Lillian said the quote was \$22,000 which was quoted for the replacement of each and every fence in the community. The price included take down, take away, replacement and all fences would reach the end of the patios. Ed said he thought it was not a bad bid, estimating approximately \$500 per fence. He thought it very reasonable. Lillian said the actual bid was approximately \$525 per fence. We have a fence reserve for this type of expense. Ed suggested that we should go to all the homeowners that do not have fences and ask them if they want one and if so we should include any of those into the project. Lillian agreed it was reasonable. Gene-Ann said she was concerned about the vinyl showing more mold and dirt. Lillian said there is mold and dirt on wooden fences and they are porous and harder to clean. Gene-Ann said the dirt did not show as much on a wooden fence. Lillian added that vinyl fencing was termite resistant.

Herb said there was a new fence installed at a rental unit that the association paid for and he was upset because he paid for his own as did everyone else. Gene-Ann said it was paid by the association and was an oversight on the part of the board. Last year the association had Missing Link to replace one fence on #20 WSW and move another at an outrageous cost of \$1976.

Fred stated the issue that Lillian brought up about fencing is that if you look at the basic cost of putting up a wooden fence versus the vinyl, there is not much of a disparity in price like there was years ago. Fred said from an appearance point he thinks they are much nicer, guaranteed longevity is much better, and there is not the propensity for them to become warped. Homeowners present looked over the brochure, made comments on preferred styles.

❖ **Front Entrance Sign and Lights:**

Plans are to have a new sign placed on the entrance by 2<sup>nd</sup> week of June.

Another light has blown out at the front entrance flag area and Bob Martin said he would replace it this week.

Bob said to exercise caution when placing the new sign because of underground electrical.

Ed stated to have the flag pole moved approx. 4 feet closer to the road. Flags get tore up quickly brushing so close to the large arborvitaes. Bob volunteered to coordinate the moving of the flag pole and new sign placement.

➤ **Open Forum:**

- ❖ Mandona Yazdani at 28 MD mentioned she would like to have the association plant trees along the overflow parking area next to her unit. Specifically to start from her privacy fence and to cover approximately 15 – 20 feet. Mandona said that she had received a letter of approval but could not find it. Bob Martin said there was no such approval. This correspondence dates back to sometime around 2003, 2002. Ed and Bob Martin said they would check their old files. Fred said he walked that area and was not a fan of putting up a big blockage of that area. Fred said he understands her issue with the car lights and privacy. Several homeowners have units near overflow parking areas and they have nuisance with car lights also, but the association has never approved buffers in those areas. Mandona said the builder had promised her there would be large bushes

there. She said she feels that she is being ignored about this issue. Bob Martin said he never sent her a letter giving permission to place additional plantings there. If anything he requested her not to do so. Discussion went on and Mandona said it is also her neighbors who would like this same request done to her side of her unit. Fred said Ed would look through our documents and provide her with what we have and Fred would personally contact her before the next June meeting.

- ❖ Fred discussed requests from Rick & Lori Gaynor at 57 WSW. The extension of their patio was already approved for them sometime last year. The hot tub itself presents liabilities and other problems involving a six foot fence around the item. The board could vote now and would probably not approve the hot tub. Motion by Fred, 2<sup>nd</sup> by Lillian. Four board members were not in favor of approving the hot tub, one not present. Additionally Rick made a request to install a new, smaller, more energy efficient air condition unit on the side of his unit. His unit is an end unit. Because Susan was just made aware of this request, Fred felt it not fair to so quickly ask for a vote. He said if Rick would like to wait till the next meeting he may be able to get a fairer vote with all board members present. Rick asked why this would be not favorable since one unit already has the a/c located at the side of the unit. Fred responded that he is correct in that only one unit has that feature which it was built by Mignatti developer that way originally. Fred tabled the request for the time and would most probably address it again before the June 11<sup>th</sup> meeting, when an additional board member is expected to return around June 2<sup>nd</sup> and we would probably be able to get in contact with him again that week. Fred requested that Rick Gaynor provide us a more specific location of the a/c unit he and Lori would like to move to the side of their building. Rick Gaynor said he would comply.
- ❖ Another subject for the evening concerns quality of living. We expect to have children in our community. We expect them to play here. Fred said the question is how invasive should we expect the behavior. Are we to create legislating proper behavior or enforcing the rights of the unit owners to prevent children from playing near their patios? Fred said he would most probably also be upset if his dinner was being interrupted while out on his patio. There is probably not one unit owner here who would not allow to have their children being disruptive on a regular basis. We most probably do have some children here who are creating a non harmonious atmosphere for some unit owners. Lillian said other homeowners have talked to some children, their parents, and also to her about disruptive children. Ron Dougard said that it is almost a nightly thing over by his unit. Ron said there was one evening with 12 something children with baseballs and they left soda cans, Gatorade bottles on the lawn area. Ron said he wants to be able to sit out on his patio in peace and when schools gets out these kids are going to be there every day, all day. He said we live right across the street from the biggest public school complex in the state of NJ. Paula said that area by Ron's unit is not a playground. Ron said he has broken plants because of the balls thrown, stomping on sprinklers, and swinging from the trees. Harriet said she hollered out to them and heard their mother also tell them not to swing from the trees. Bob Martin suggested a diplomatic approach with the parents and grandmother. Discussions went on and Gene-Ann suggested they play in the grassy basin along side of her unit (there are no

sprinkler heads there). Fred said he would walk that area to make sure there are no large rocks to chance a broken ankle or some kind of injury for a child. In addition, Ron went on to say they are a different class of people and trash should not be left lying around, people have to act responsibly.

❖ **Board Nominations for Officers:**

Motion by Lillian to keep same officers within the Board. Fred to remain in the position of President, Natasha to remain in the position of Secretary, Lillian to remain in the position of Vice President. Randy 2<sup>nd</sup> the motion. Vote unanimous.

<b>Next Meeting:</b>	June 11, 2008	7:00 p.m.	@	Century 21
Building				
<b>Adjournment:</b>	9:25 p.m. by Lillian	2 <sup>nd</sup> by Fred		