

**Drum Point Village West
Board Meeting
July 9, 2008**

Meeting called to order at 7:02 p.m. by Fred Weintraub

Board members in attendance: Fred Weintraub, Lillian Hughes, Natasha Binkowicz, Gene-Ann Pesano

Homeowners in attendance: Harriet & Bob Martin, Mary Helik, Paula Groppe, Ed Kocher

Approval of minutes from 6-11-08 meeting:

Meeting minutes from 6/11/08 were distributed to homeowners present.

Motion was made by Lillian, 2nd by Natasha to accept the minutes as published.

Motion carried unanimously.

Motion by Fred to change the order of agenda to appoint Gene-Ann Pesano to fill the vacancy of resigned board member Randy Abeles. 2nd by Lillian. Vote unanimous.

Reports from trustees:

➤ **Landscaping (Natasha/Fred):**

- ❖ Weeding was done on the property at two intervals. Several dead bushes were also removed. A lawn fungus has begun to appear and Fred said we need to get Morano to the property for treatment of this known as dollar spots. A nitrogen treatment will be applied to lawns within the next week. Fred explained that we have adhered to the watering needs based on Morano's suggestions.
- ❖ Quotations for estimates of additional proposed work were also received and being considered for the fall. We will review the proposals based on a financial point before deciding what extra services will be accomplished. Fred said some items we will have to do. Comments were made that overall the lawns were looking really good. There are some areas that are still a problem.
- ❖ Gene-Ann provided information about the future plans we have for trimming the Bradford pear trees. She had some photos she shared on her cell phone from the Hidden Harbor Community at Pt. Pleasant. The photos revealed this special type of trimming. We all looked at the photos and agreed that was not the look we wanted for our community. Trees were a mushroom shape,

not natural, and would require a lot of additional maintenance. The trees looked more like a manicure of a certain shape rather than just a trimming. This was an idea one of the tree trimmers had also suggested to us. The board is still reviewing ideas and bids from vendors.

➤ **Irrigation (Lillian/Fred):**

- ❖ Lillian said we are getting good response from Brickman when we request service. Currently we have had to replace 18 rotors heads this season. Ed said that it is not excessive or abnormal. The timing of the clocks is done by Morano in order to maintain the watering needs for the lawns. Fred said he wanted to make sure Morano was able to get the water support that he needs to keep the lawns green.
We did find out recently that there was an area behind Bill Walker's unit that did not get enough water coverage. Fred said he wanted all areas to get the proper watering needs and not have a homeowner call us one month later to tell us their area was burning from lack of water. Brickman was called back out to correct the problem. Fred stated a problem also near Bob Martin's unit where the rotor head seems to spray all the way across to the other sidewalk on some days. It could be from wind at times. Lillian said she would list it for inspection on the next Brickman visit. Lillian said it is an ongoing issue to replace broken rotor heads. We currently have 3 types on the property. The newest and latest type of rotor head is now stainless steel and much more expensive to replace. It is however, more durable and recommended for use on our property because of the abundance sandy soil conditions here.
If a sprayer or rotor has been replaced and found to be defective, Brickman will replace it without additional charge. That was the case with one of the new sprayers installed on the island. The issue with the rain sensors still needs to be resolved. Additionally, we reported stray voltage from the system which also needs to be addressed.

➤ **Roofing/Siding Maintenance (Fred/Lillian):**

- ❖ This past month we had no issues reported. Even though there were some storms, no damage was reported. We seemed to fare very well last month.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ An issue was reported by a homeowner concerning the water cap on the front lawn being loose and constantly knocked off. Fred sent an email to BTMUA and repairs were done. Also he said that when someone is having an issue with motorcycles making a lot of noise, the board does not handle that kind of complaint. The board gets a lot of requests from

people upset with some things and they want to remain anonymous. We like to make the community as good as we can. Fireworks were reported at the cul de sac of the community. But, no one could report more details. Fred said we certainly can't hide out in the woods looking for these people.

- ❖ Fred provided an update on the painting project. The painter will provide Fred with the left over paint. A couple of people were going to paint their own doors. Fred said notices would be sent out to the unpainted homeowners that they need to get it done. Gene-Ann suggested sending notices, providing a time frame, and if they choose not to do so, then fines should apply. She said it is in our Master Deed that the homeowner must maintain everything in good repair. Fred said then we will have to do something with those few. Very positive comments were made regarding the painter, his work, and his availability to include Saturdays. Comments we received from homeowners were that the painter was very accommodating, efficient, and neat.

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

- ❖ Fred said we have a situation developing in the community. One is a gazebo/tent looking item not permanently fixed to the patio. Another was a tent type structure staked into the ground. Fred said these items are prohibited whether on the common property or limited common property. Guidelines need to be addressed. In the past approval was granted to a tent structure for a special event. This is fine. The situation is in looking at a liability issue in general. For our insurance to go up because of an incident would be grossly unfair. A list of questions will be sent to our insurance company addressing the situation. Discussion went on about umbrellas, canopies, tents, etc., and the placement of them on common grounds. Also conversation about the current coverage of our insurance company with such items. Fred wanted to get information in writing from the insurance company. Also suggestions were made to consult with an attorney for advice. Ed stated that should an injury occur from such an item a law suit could be brought against the homeowner owning the structure and also the association would be named third party. Paula said the owner of the structure could be required to indemnify the association of any claims. These are all questions the board needs answered. Fred said we need to create something addressing the issue of a structure. The board seemed to agree that these should not be permanent structures. Further, the board agreed that homeowners could request prior permission, and most probably approve the structures for a temporary situation, special event, or party as had been the procedure used in the past.

➤ **Pest Control (Gene-Ann):**

- ❖ Gene-Ann said she received one email from a homeowner about termites and she called Ozane out to inspect. Gene-Ann responded to another homeowner about ants inside her unit. Lillian said Gene-Ann is taking on the responsibility of the pest control. She also reported that the next termite inspection for the sentricon system on the Mignatti side was scheduled for July 31st. Lillian asked when is the next normal service due to the Miller units. Fred said they will inspect again before the contract is up. Also he suggested we keep an eye on this so to be certain every unit is inspected as per the contract.

➤ **Financials (Ed):**

- ❖ Ed passed out financials to the homeowners and board members present. Assessments receivable is right now at \$12,000. A check was received for \$3400 from a closing. One unit is in arrears at \$2335, another is at \$1350, and another is at \$1215. One unit has made an agreement to pay \$200 per month to avoid additional late fees. Ed said if a unit is having difficulties and they wish to discuss a payment schedule, an agreement is always offered. Another unit was at \$1405 and recently sent a \$200 payment, now at \$1205. Statements will be sent to those within the next week. Expenses are listed as is. The replacement column shows \$15,546 is the driveway project. Natasha asked how much money is in the kitty. She wanted to know what is available for extra projects. Fred said we currently have expense items including signing, fencing, treatment for dollar spots, and certain additional landscaping projects. Ed said we currently have roughly \$6051 in discretionary lawn, landscaping and trees. Bob asked about the snow removal fund. Ed explained that a new law was passed allowing townships to build reserves for snow removal and thereby the association opted to do the same. This is one reason assessments only went up \$5.00 because of the surplus from the prior year.

➤ **Committee Reports:**

❖ **Covenants:**

Natasha reported that she and Lillian walked the back areas of the community. Fred said the next time it is done; we need a report of the patios that are black with dirt. People are responsible for having reasonable maintenance of their property. Natasha said there is not a set schedule for covenants walks. The situation was spontaneous one day. On that day, we asked a homeowner to move a vehicle parked on the no parking side of the street. Also approached a homeowner about a swimming pool left on the common area. Although, she was not home, we made a note to check back again. Swimming pools out on the property can only be temporary and removed the same evening.

❖ **Newsletter: (Gene-Ann)**

Gene-Ann said originally the article on the light bulbs was only to be a few sentences, but after some email(s) she received she posted additional research found on the web. That was done in June, so probably the next one would be in September. Lillian said she had some information on new neighbors and would submit to Gene-Ann.

➤ **Old Business:**

❖ **Fencing:**

Funds are available in reserves for repair/replacements of fences in need. The discussion was talked about earlier during the financial portion of the meeting. Lillian passed around some photographs showing the poor conditions of some of the fences in the community. Fred reported a homeowner needed a fence taken care of also and that she was willing to pay additionally to get her fence with an additional two feet to reach the end of her patio. Lillian provided pricing on the wooden fences (board on board). She had contacted 4 different fence companies. All of which provided a two year warranty on installation and separate warranty for materials. All four companies provided a 10 year warranty on spruce, 15 years for cedar, and lifetime on pvc. Fred said if we did replacements using pvc material, we would have exceptions within the community. Lillian said she had seen some communities and example was Sailor's Quay. Currently they have replaced privacy fences and actually had three types of materials (wooden, pvc, and the resin type that resembles a wooden fence). The board agreed it was best to keep consistent in the community. Gene-Ann suggested we ask homeowners for input and get votes.

❖ **Brick Township updates:**

There was a meeting with all board members, Bob Martin, Gene-Ann, and township officials Pezzaras, his assistant, DeLuca, Cipriani, Maloney, and Priolo on Monday. The meeting was tape recorded by both parties. The bottom line is Priolo has the three patios out for bid. Priolo said he would look at the dig out that was recently done on White Swan Way and see what next step would need to be done to correct the drainage problem that still exists there. Discussion went on about the remediation of the walls. The township did not ever do an inspection originally and because of that the work was done wrong and was done poorly. Priolo's comment was the investigation planned will have to be a destruction one. It would be necessary so that he would be able to get an exact bid for the work needed. Fred said he would question warranty on the new work after bids were in place. Inspections dates were submitted for this project and are in the process of being narrowed down to an agreed day and time.

❖ **Counting of votes:**

Mary Helik (volunteer judge from the annual meeting) was in attendance and Bob Martin volunteered to do the counting. Fred announced that this

voting has now been postponed just as in the past. We don't seem to be able to get a reasonable amount of responses. The reasons could be some people may be unclear as to what is meant by these amendments, others may think that it will happen whether they vote or not, and some may have lost their proxies. Regardless, the voting is postponed until the next open meeting. At that time the vote will be the final. Motion to postpone the voting by Fred, 2nd by Gene-Ann. Vote unanimous.

➤ **New Business:**

❖ **Front Entrance Sign and Lights:**

Natasha asked Bob Martin about fixing the light at the front sign entrance by the flag. Bob said he didn't get a bulb and would take a look at it.

Bob Martin said he promises to get the lights working. Also he volunteered to get proposals to have the flag pole moved out from the large trees there.

The new digital sign planned to replace the wooden one will go exactly in the same space, only it will be taller and more visible.

A new flag needs to be purchased and available to replace when the pole is moved. The cost is around \$21.00 for a new flag. Natasha hopes to have a go ahead by next week for the replacement of the front sign.

Fred said he would talk to Mr. Pezzaras about getting the go ahead to change the physical appearance of the front sign.

➤ **Open Forum:**

No additional comments were proposed by the attendees this evening.

Next Meeting:	August 13, 2008	7:00 p.m.	@	Century 21
Building				
Adjournment:	8:47 p.m. by Fred	2 nd by Natasha		