

**Drum Point Village West
Board Meeting
August 20, 2008**

Meeting called to order at 7:03 p.m. by Fred Weintraub

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

Homeowners in attendance: Harriet & Bob Martin, Mary Helik, Paula Groppe, Ed Kocher, Fran Mendicino, Christine Curtis, Mandana Yazdani, Cathie Tricinelli, Ann Tierney

Approval of minutes from 7-09-08 meeting:

Meeting minutes from 7/09/08 were distributed to homeowners present.

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

Motion by Fred to change the order of agenda to complete the final proxy counts for proposed amendments of the annual meeting held in March '08. 2nd by Lillian. Vote unanimous.

The board confirmed there were no additional proxies received since the last board meeting of July 7, 2008. Counts were taken by Mary Helik and Bob Martin of the additional votes received at that meeting. Fred asked Lillian to re-cap the amendments and final results of the voting. Fred also stated that any homeowner may re-submit these amendments for consideration if they so choose in the future.

➤ Results on proposed amendments 1 and 2:

1) Commercial Vehicles:

44 For 12 Against 1 Abstain

2) Garden Plantings:

53 For 4 Against

Required number of votes cast in favor for proposals to amendments to pass is 55. End result of the proxy counts indicated the proposed amendments did not pass.

Reports from trustees:

➤ **Landscaping (Natasha):**

- ❖ Additional weeding around a/c units was done. Treatment of the fungus (dollar spots) on the lawns was done. Some of the really suborn areas may need another spot treatment.
Fred asked if the second treatment would be at no charge. Natasha explained that a second treatment for problem areas would be billed again as an extra service. Natasha said she had a rough price between \$200 - \$600 for this extra service. Mandana asked if that was the problem at her unit. Natasha said no, in fact the problem at her unit is moss. Unit #15 MD is an example of this fungus. Natasha made a note to include this unit for the next treatment.
 - ❖ Tree trimming will be done end of September through end of October. This will include taking down a tree in the cul de sac (damaged during a past storm), trees too close to some of the buildings, overhanging branches, Bradford pear trees on Manhattan Drive, etc., etc., Bids will be obtained. We will also replace dead plantings in various areas of the community and plans are to create a mulch bed around the rock basin around 42 – 56 WSW and 24 MD. There is at least one Willow tree in the basin that looks very diseased. We had already taken down one other Willow in that basin in the past. Even though the spraying of trees and shrubs included the Willows in the basin, there is something else wrong here.
 - ❖ Morano will be applying herbicide to control weed/crab grass by the end of this month. So it may look as though the lawns are drying up, but the treatment is to kill crab grass.
- **Irrigation (Lillian):**
- ❖ Lillian said we had repairs done to an irrigation line causing a sink sole and also had a water main leak. Both were in the cul de sac area by the woods. Rotor head adjustments were done at units #26 and #44 WSW. A broken rotor was replaced in the open area by the pit and also one at 57 WSW. We had done some re-timing of some zones so that watering would not take place on fronts when people are trying to get out going to work. Lillian said that it takes many hours to properly water this entire property due to the fact there is only one city water main coming into the community.
- **Roofing/Siding Maintenance (Lillian):**
- ❖ Service was done at 57 WSW to the back gutters. Roof leaks were taken care of at 26, 31, and 33 WSW. Unit #28 MD was checked for the roof singles. Loose siding at the back of units 46 & 48 WSW was corrected. Also a gutter overflowing problem was corrected at the back of units 3 & 5 MD and 14 MD.
- **Miscellaneous Maintenance (Fred):**
- ❖ No issues were reported.

➤ **Messages & Correspondence (Susan/Gene-Ann/Fred):**

- ❖ Voice Mail:
- ❖ Two complaints about maintenance checks not being cashed. The treasurer had been away for a short time and has since got caught up. Two complaints about the banking letter. This will be discussed later during financial portion. A homeowner reported a beam came down in her attic. Lillian went over to inspect it and found that it was a brace between the support beams and it was intact.
- ❖ A request was received by Bob Martin to consider addressing a problem with the steps behind his unit. Fred said we have a projection for fall dedicated to various masonry work we need to correct/repair. Including some of the concrete slabs at the entrance of Manhattan Drive, 11 MD has a crack in the front walkway (handicap ramp), crack on front walkway of Mignatti unit in cul de sac, uneven concrete at the mailboxes by 57 WSW. The step down level at the back of unit 26 WSW is way beyond the normal acceptable code height.
- ❖ A new homeowner moved in at 73 WSW and we received the membership fee, account maintenance due, and profile update in this week's mail.

➤ **Pest Control (Gene-Ann):**

- ❖ Ozane was on the property to complete their 90 day inspection. Some hits were identified and baited for treatment. A homeowner reported termites and service determined they were not. A homeowner reported at the meeting that she noticed some kind of insects all over her back patio. Thought they looked like ticks. Fred suggested she use spray and especially on her back step to prevent them entering the home. She also reported something in a reddish color draining from her gutter also at the back patio area. Gene-Ann said if it continues and does not wash out itself to let the board know.

➤ **Financials (Ed):**

- ❖ Ed passed out financials to the homeowners and board members present. Expenses are listed as is. Nothing out of the ordinary with the exception of the water bill. It was exceptionally high due to the water main leak now repaired. Fred said (for the record) the association has a responsibility, at the request of a homeowner and within a reasonable amount of time to supply any documentation in regards to items that are transactional at any time. Example: invoices, payments, etc. Advice from our attorney indicates that anything that is contractual we do not surrender. Also included from the attorney is that whenever a board member resigns all related documents are to be returned to the board with no photo copies retained by them. Especially so in the case of any unit owners accounts. Example is arrears information. There are privacy laws and confidentiality codes we adhere to.

- ❖ Mandana asked various questions about the balance sheet and attached statements. Ed also did a review of the current check detail (also attached to the financials). In summary Ed said basically approximately \$30 out of each units' \$150 is placed into reserve funds for long term investments such as roofing, siding, sidewalks, driveways, etc. Ed explained the process and the flow as had been circulated previously in a flyer to all homeowners. Also he added that he is now providing the board with the bank statements for their review. Fred also detailed the procedure in place with the handling of homeowner payments and invoices paid. Also the fact that we are audited by a CPA who provides certified copies of the results of the audit to the association. Reports are posted to the web site.

➤ **Committee Reports:**

❖ **Covenants:**

- Letters went out to homeowners about hoses & reels mounted on privacy fences. Homeowners were given 30 days to comply. Fred added that if a homeowner wishes to allow these hose mountings, the homeowner is able to submit an amendment of the by-laws to be voted on. In the event this community changes fences to a vinyl product, absolutely nothing will be approved to be mounted on the fences. Damage would be repaired by the association and the homeowner would be assessed for the invoice. Most homeowners have already complied and those who have not done so by Sunday will receive letters and will be fined. The letters will include the option for mediation through ADR if any homeowner chooses to do so. Swimming pools and water slides for children are not a problem unless they remain on the lawns daily. It kills the grass and a note was put on a homeowner's door asking them to remove the pool at night.
 - Fred said there were some issues with children speeding through the community without wearing a helmet. Some of the children do have a very small reflector on their bicycle barely visible in the dark compiled with dark clothing may be a danger. We are not complaining, only are concerned. Fred said we have had reports that some children ride up and down the driveways and sometimes knock on the doors and leave. Gene-Ann said some children ride across the lawns and there has been so much money spent on lawns and irrigation.
 - A few trash cans were left out, but no letters were sent, the homeowners managed to put them in the garage by Sunday.
- ❖ **Newsletter: (Gene-Ann)**
Next newsletter will go out in September.

➤ **Old Business:**

❖ **Brick Township updates:**

A letter went out to all homeowners recapping the status. After Labor Day there will be some action with the various people involved with the drainage

problem, patios and wall repairs on the Miller units at the expense of the township. More details will be available at the next board meeting. Paula asked that if she wanted to make her patio larger at that time would she be able to pay the difference. Fred said he could not answer yet because it would depend on who does the work (township or outside contractor).

❖ **Signs:**

- Natasha showed the attendees samples of the proposed new signs for the front which will be placed higher than the old sign for visibility. Also a 4 foot directional sign for the intersection of MD and WSW. Gene-Ann mentioned that the board never made an official vote on the expense for the signs. Gene-Ann also reminded the board that we could not increase maintenance fees because of signs. Lillian agreed and said maintenance dues are usually increased due to operating costs and inflation.
- Questions and discussions arose regarding the new signage proposed to be purchased. In answer to the proper source of DPVW funds to be used for the new signage, Ed suggested that the funds be taken from the General Reserve. The new signs were to be placed at the entrances at Manhattan Drive and Black Fox Trail and the directional sign for the notification at WSW and MD so the arrivals would know which way to continue after turning off of Drum Point Road.
- Following a clarification of the net cost, a motion was made by Natasha to approve the expense of \$2,867.60 , with the funds coming from the General Reserve. Second by Lillian. Vote passed unanimous.

➤ **New Business:**

❖ **Homeowner proposal for request for additional plantings in the common area:**

- Fred asked Mandana at unit #28 MD for her application and/or petition for her request. Mandana submitted a signed approval from three homeowners at units 24, 26, 28 MD. The board had received two sets of documents from Mandana. The second request varied from the first. The board replied and Mandana took exceptions to certain items on a letter dated July 7. Fred clarified if in fact the second drawing/plans and the notes on the letter was Mandana's final application. Mandana agreed it was. The petition was dated prior to Mandana's final application and therefore the board could only consider the request on her behalf. (The unit owner of 26 MD signed her petition back on 5/19. Mandana said she did have verbal conversations with the unit owner at 26 MD about changes, but not to #24 MD.)
- Either way, the board has noted exceptions and will rule on a decision on what is available. An answer will be made available probably within two weeks. Then Mandana stated she did not want to be responsible if any of the existing shrubs die and would rather just plant trees behind/between them. She produced a photograph and drew onto the photograph showing

the placement of items she wished to plant. The photograph was handed to Fred.

❖ **Banking/Investments:**

- Ed discussed the letter that went to all homeowners regarding the Indymac account. The only clarification he saw was that it may have been misinterpreted by 2 homeowners that the loss of interest (not principal) was approximately \$54 per unit. But in no means was there any indication it would be a special assessment to the homeowners. In addition we have looked into re-structuring some of our funds to a higher interest bearing account. Approximately \$80,000 was wire transferred out of the Ocean First MM account, where it was only earning somewhere around 1.9%, to an on-line linked bank account at Amboy Direct currently earning 3.15%.
- Currently we have all our funds within the FDIC limits. The Indymac account is earning 3.87%. Future plans are to monitor the interest rates at Indymac or whatever bank it gets sold to and open another money market and/or cd with the funds.

Gene-Ann made a motion to buy a cd if we find interest rates at a higher percent, at some future time, not for more than 12 months, and an amount not more than 25% of the reserves. Second by Natasha. Vote unanimous.

➤ **Open Forum:**

- ❖ Ann Tierney of unit 14 MD reported a continuous problem with her back gutter. Last year an oversized downspout near the left side and recently the same was done on the right side. She said there is still a problem with water spilling over the gutters above her patio during heavy rain storms. We will have to schedule our vendor to see the problem during the next heavy rain. Ann also mentioned a problem with a tree behind her unit constantly shedding pine cones and branches all over her patio. She thinks the tree may be dying. She said many of the limbs hang directly over her patio. Natasha made a note of this to include in the fall tree trimming service. Ann also mentioned that the area behind her unit was not mulched and the neighboring areas of that building did get mulched.
- ❖ No additional comments were proposed by the attendees this evening.

Next Meeting:	October 15, 2008	7:00 p.m.	@	Century 21
Building				
Adjournment:	8:45 p.m. by Fred	2 nd by Lillian		