

**Drum Point Village West  
Board Meeting  
October 15, 2008**

Meeting called to order at 7:01 p.m. by Fred Weintraub

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

**Homeowners in attendance:** Harriet & Bob Martin, Ron Dougard, Paula Groppe, Mandana Yazdani

**Approval of minutes from 8-20-08 meeting:**

Meeting minutes from 8/20/08 were distributed to homeowners present.

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

**Fred started the meeting with some points he wished to be said prior to starting the meeting:**

- There are some people in the community who are not on the board and have devoted their time and extending themselves to the entire community by their actions. Bob Martin has done some repair work and also provided consultation(s) regarding projects concerning the grounds, buildings, etc. The board thanks him and appreciates his efforts. Also Fred included thanks to Paula Groppe for her extending the use of this facility for so long. We wish to put these thanks into our next newsletter.
- Fred also mentioned that the tax bill we all received on our homes has been reduced by 12M dollars because the state forced the township to take 12M out of the reserves against the taxes that would have to be paid. So that it may look like we got away cheap, but in fact the township kicked in additional monies because the state mandated it. Assessments on the properties were postponed until next year.
- Fred also took the opportunity to thank Gene-Ann for producing our newsletter, Lillian for transcribing minutes, and Bob Martin included thanks to Paula who had previously transcribed minutes for many years past.

**Reports from trustees:**

➤ **Landscaping (Natasha):**

- Plantings were replaced at 31 WSW. The huge shrubs at 63 WSW were trimmed so that in the next few trimmings they will be below the windows.

Lawns will continue to be cut thru November and possibly one or two more cuts in December.

- Tree trimming bids are in our current files for the ornamental pears, one tree to be removed in the cul de sac, trimming at the back of 12 – 22 MD, arborvitaes and a scrub pine by the front sign.

➤ **Irrigation (Lillian):**

- ❖ No problems or repairs were reported this time. Plans are to do a shut down and winterization of the system as contracted by Brickman around the end of October or first week of November at a cost of exactly \$725.

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

- ❖ Twin was called out to repair leaks coming in from the transom window on two units at 26 WSW and 43 WSW.
- ❖ Lillian obtained verbal information from Twin to replace pipe collars on the Miller units. We have already had some homeowners there report leaks in their vent in the upstairs bathroom and had those units serviced. Chances are that these will need to be re-sealed on all the Miller units in the near future. Due to the age of those units they have become dry rot. The service is most cost effective when scheduling the entire building to be done at the same time. On 5/13 we completed Bldg. # 6. On another occasion unit #33 was serviced for a pipe collar issue. Additional discussion went on about how many buildings and units we had total and the cost was estimated to come under \$2,000. Gene-Ann suggested that instead of waiting until we have a leak why not have the rest of the buildings serviced before the winter and ice approach as preventive maintenance.
- ❖ Motion by Gene-Ann to retain Twin to complete the re-placement of pipe collars on the rest of the Miller units and appropriate the expense to the Roofing reserve.  
2<sup>nd</sup> by Natasha. Vote unanimous.

➤ **Miscellaneous Maintenance (Fred):**

- ❖ Repairs were made to the handicap ramp at 11 MD. The large crack was repaired and expansion joints were placed on the ramp at a cost of around \$1,100.
- ❖ A bid was received for repairs to the steps at the back of unit 24 WSW. The original step down was not up to code and we would like to get another bid before proceeding with the work. Motion by Fred to accept the original bid of around \$1,400 if no other bids are received before the winter. 2<sup>nd</sup> by Natasha. Additional discussion went on about the unit owners possibly wanting a special design and Fred suggested they submit plans for board consideration before leaving for the winter. The bid received was for work to be done in a standard stair design. Should the unit owners wish to create a different design that may elevate the cost, plans should be submitted and the difference in the cost would be picked up by the homeowners, providing the design is approved by the board. Vote unanimous.

- **Messages & Correspondence (Fred/Lillian):**
  - ❖ An invoice was submitted by a homeowner for treatment for mice in the unit. The board is not going to approve something that was not presented in advance. Fred will respond to the homeowner's correspondence in a timely manner.
  - ❖ A request for warranty information was received by a Mignatti unit owner regarding their garage door. The actual warranty for those garage doors is only two years. But in the case of rust, as was the situation with this unit, warranty is fifteen years and that information was provided by Lillian to the unit owner who was in the process of selling their unit.
- **Pest Control (Gene-Ann):**
  - ❖ Ozane was on the property recently to complete their 90 day inspection on the Mignatti side. We will begin scheduling the inspection on the Miller units for November 6<sup>th</sup> and 7<sup>th</sup>. Susan will be working with Gene-Ann and emailing and putting out flyers to notify these homeowners. Fred suggested Gene-Ann contact Ozane for some additional dates because some unit owners may not be able to make themselves available for only those two days. Homeowners need to make certain they have their areas cleared prior to the technician's arrived scheduled time. Gene-Ann said she would make sure that it is in the notice.
  - ❖ Mandana asked the board to please not allow the Ozane vendor to sit in his vehicle in the parking lot by her unit and stare at her. Fred said he would send a letter to the company about her concern although he suggested she may be able to make a more powerful statement if she were to call the organization personally.
- **Financials (Ed):**
  - ❖ Financials were passed out to the homeowners and board members present. We were extremely over budget in our water consumption this past quarter. We will look further into resources for wells in the community. Fees collected add up to more than half a year's expenses for landscaping, watering, and insurance alone.
- **Committee Reports:**
  - ❖ **Covenants:**
    - There is a situation regarding some decorations that are being placed on lawns that do not allow proper watering, sunlight and could be interfering with the cutting. We asked homeowners to be cognizant of that. Except, during Christmas the grass becomes dormant and there is not a problem with that. Although, there is probably going to be a cutting in December and we ask homeowners to please let us know if they plan to place items outside the gravel garden area so we can let them know what day it will need to be moved for cutting purposes.
  - ❖ **Newsletter: (Gene-Ann)**

October newsletter went out and the next one will be in January.

➤ **Old Business:**

❖ **Brick Township updates:**

We had a walk thru done by Birdsall and the township. They cut a small hole in the garage sheet rock of certain units. The four units picked for inspection did not show any evidence of moisture. We are awaiting a letter regarding the scratch coats. On their observation of the drainage problem, they will put a second plan in place for that due to the fact the first attempt to correct it did not solve the problem. A letter went out to the township letting them know we had someone out measuring the patios. The response was that they plan to do the work in October.

➤ **New Business:**

❖ **Tree Trimming:**

- Bids from vendors were received and opened by Natasha. They were initialed and dated by Bob Martin. Motion by Fred to allocate \$6,000 or less to come from the painting fund and the balance to come from the general reserves for the upcoming tree trimming service. 2<sup>nd</sup> by Natasha. Vote unanimous.
- An explanation was given by Fred that the reason we will use the painting reserve for this project is because going forward this board will not be painting anything except kick plates on the Miller side. Bob Martin said doors were only painted in the past to provide continuity for the community.

❖ **Board Review of proposals/bids from vendors for renewal contracts:**

- Bids will be coming in regarding the landscaping and we will have them ready for the January meeting.
- Lillian provided sealed bids for the '09 irrigation season. Bids were opened by Natasha and initialed and dated by Paula Groppe. Vendors submitting bids were Cymru, Brickman, and Jersey Shore Irrigation.
- Our current insurance company (Greater NY) has been retained for two years. The first year they reduced our premium dramatically and doubled our coverage. Last year we received a \$400 deduction on the premium. The renewal with them will drop the premium an additional \$774 to \$20,081. Another vendor submitted a bid for approximately \$27,000 and mentioned they would like to introduce pamphlets/policies to the community for homeowners' insurance business also. We did not get a third bid because of time constraints in obtaining loss runs history.
- Gene-Ann made a motion to renew with Greater NY for the policy year Oct. 27, 2008 thru October 26, 2009. 2<sup>nd</sup> by Natasha. Vote unanimous. Bob asked if any company bidding on insurance has requested an engineering study of our facilities. Gene-Ann replied it has been suggested but none have required it. Fred said that is a requirement by the state only if we had stacked units such as multi level/story dwellings.

❖ **Well water information:**

- A major concern is mineral stains in the community. Gene-Ann asked Fred if he was going to involve another homeowner with the research. We have a long time homeowner who has expertise in this area and we may get better/additional information about installing a well for watering needs for our next meeting in January.

➤ **Open Forum:**

- ❖ Mandana asked that no notices be placed on her door. She felt that it may invite theft. The board made a note not to place any correspondence in her door. She was also concerned with solicitations she receives from Chinese restaurants and others. Fred said the board has no control of other solicitations that may be placed in her door.  
Mandana also asked the board if we could have Susan to contact her for help in communicating to the board. Fred said he would certainly relay the request and have Susan contact Mandana but made clear that Susan could not speak for the entire board.  
Mandana said she was available thru November 6<sup>th</sup>.
- ❖ Fred said there were letters sent to various homeowners and returned unclaimed. Fred received information from an attorney advising that when a letter is sent via return receipt and not claimed and then a second letter via regular mail is sent, then the courts will believe that a regular mailing was received by the intended recipient. So by not claiming a certified letter doesn't mean it was not received if it was also mailed in a standard mailing.
- ❖ Bob Martin communicated he had received a notice for information of a community expo and would forward the literature to Fred.
- ❖ Ron Dougard said he wanted a tree removed that was originally purchased by him and provided a receipt for the purchase. He had retained Morano for an estimate for some personal plantings including the moving of the tree in question and provided the information to Fred. Ron said the tree was originally behind his unit. Harriet said never. Ron said the tree was moved over to the new area to fill in the arborvitaes later. Now he would like it moved back by his unit to block the rock basin view. Harriet said it was moved from the same spot only up from the hill. Ron said according to George, the tree is now being choked out the arborvitaes. Fred reviewed Ron's receipt and confirmed the purchase of trees in the year 2000. There were questions raised about the size and type of trees purchased. Harriet said she knows that what was there originally was a white pine and it was moved about 3 feet. Fred and Ron looked over the design George had prepared for plantings for Ron. Fred said he would get in contact with George for more information. Ron claimed that a white pine was moved from behind his unit to behind the Martin's unit. Harriet claimed it was never behind Ron's unit. Additional discussion went on between Ron and Bob regarding the tree. Fred said he would check with George for more details and correspond back with the Dougards and Martins later.

❖ No additional comments were proposed by the attendees this evening.

**Next Meeting:** Motion by Lillian to skip a December board meeting and  
move the next  
meeting to:

January 14, 2009	7:00 p.m.	@ Century 21 Building
2nd by Fred	Vote Unanimous	Solid Gold Reality

**Adjournment:** 8:09 p.m. by Fred 2<sup>nd</sup> by Lillian