



## General Board Meeting April 28, 2019

Meeting called to order at 10AM

Trustees present: Dave Lauro, Barry Vogt, Theresa DeCero, Joe Finlaw, Tom Angelucci

Trustees not present: Hugh Delborrello and Carol Hatz

Motion to accept March minutes made by Tom A. - second by Joe F.

Treasurer's report given by Theresa in Hugh's absence

- OP Fund \$404,498
- R & R Fund \$304,953
- Total \$709,451

Dave:

- Discussed Projects:
- Waiting on prices to repair roads and basketball court
- Some trees that need to be removed.
- Pool deck - We had two companies look at it and both advised that it can not be sanded or painted; it needs to be replaced.
- US Security Company we had previously has changed hands - we are trying to get the new company to service us.

Barry:

- Yard Sale will be held on June 15th at 7AM. We need 4 to 6 volunteers to set up tables. Tables still available for \$10 purchase in the office.
- Breakfast with Santa scheduled for July 28th.

Joe:

- Looking to replace seesaw with a safer alternative.

Theresa:

- Discussed the importance of owners making sure their updated information is current with the office. There were incidents when the office needed to reach owners and could not due to outdated information.
- There will be Wifi installed in the pavilion

Tom:

- Welcomed new owners
- We need volunteers to sign up for the hot dog stand. The sheet will be posted there on Memorial Day.
- BBQ Community Day will be August 3rd - Rain date August 10th.

Mike P. (Maintenance Report)

- Discussed the leaf container now being used for anything you RAKE
- Metal area - We have a guy who picks up metal. No windows go in the metal area; they go in the BULK container.
- Rigid plastic area is for heavy duty plastic and tv's
- Reminder that only toilet paper goes in the toilet.
- Discussed problems with PEX lines being exposed to the sunlight.
- Discussed the team from the State still coming out to survey area so rain water doesn't come in our area off Route 9.
- Adding 2 yellow caution plastic sleeves over the gates upfront.

New Business:

- PickleBall Court: We received an email requesting to redesign the pickleball court. We have discussed moving the Gaga pit making room for 4 or 5 pickleball courts in a row and the tennis court. Jeff Thimm and John Murphy asked that we keep them involved with the redesign.

- ARC reviews:  
 #19, #66, #158, #161, #171, #203 and 278 All approved  
 Joe F. stated that contractors must have certificate of insurance  
 Before any work can be done.

#### Resident Issues:

- #183 Tom Sawyer - Asked if comcast contract is coming up? Stated that a cable line was in front of his property and his concern about it being a safety issue. Carol S. stated that a work order was submitted by the unit owner and it would be resolved shortly.
- #39 John Murphy - Questioned if there was a weight limit on trucks going over the bridge on Tern Dr. There is a sign that stated NO TRUCKS but trucks are going over it. Mike P. asked if anyone sees it happening to give him the information and he will contact the company responsible. He will also check to make sure the NO TRUCK sign is on both sides. May consider putting a weight limit sign also. He will also send a letter to Action Supply reminding them of the policy.
- #139 Dave Tarone - Asked about mail package policy. Carol S and Theresa clarified policy indicating that only USPS does not deliver in the park. He also questioned general clean-up and whether or not pool resurfacing would be done this year. Probably next year.
- #39 Questioned whether or not the new picnic pavilion would be erected this year. Probably next year.
- #234 Charles Schwanbeck - Discussed water on Egret. Rust stains and water not going away where the V slant is. There seems to be an issue naturally occurring underground confined to that area.
- #176 Lora Finlaw - thanked Mike for taking care of the pond. Mike said that he put in a new filter with UV lights to keep algae down and cemented the rocks together so noone trips.

Motion to adjourn made by Theresa - second by Tom 10:45AM

*The above minutes represent the undersigned's interpretation any any understanding of what took place at the meeting. Any misunderstanding or misinterpretation should be forwarded to the undersigned - in writing - for incorporation into the minutes.*

Respectfully Submitted,

Theresa De Cero,  
Secretary