

**The Fairways at Laguna Oaks Homeowners Association  
Board of Directors Meeting  
Minutes  
October 1, 2019**

The October 2019 Meeting of The Fairways at Laguna Oaks Condominium Association Board of Directors was called to order at 6:00 pm by President Terry Boland. Present from the Board of Directors: Theresa Boland, President, Dave Leipert, Vice President and Treasurer, Brian Buckley. Norma Meyer and Mary Jo Stover from DiLucia Management Corporation were also present.

A quorum of the Board has been established.

Terry motions to accept the minutes of the Annual Meeting the Board of Directors for July 18, 2019. Seconded and unanimously approved.

**President's Report**

Terry begins by welcoming Dave Leipert back to the Board. It was decided in Executive Session that the board would reorganize, and the following was determined: Terry Boland, President; Dave Leipert, Vice President and Brian Buckley, Treasurer. Brian makes a motion to approve this reorganization, Dave seconds motion. All in favor, approved.

**Treasurer's Report**

Budget YTD Review: We have three bank accounts with Univest. Brian reports that he has had several great conversations with Kate from DiLucia Management. Kate is very knowledgeable and has been very helpful as he navigates through the Association's financial records. Currently there is \$48,000 in the Operating account; \$23,000 in the Reserve account and another \$1,210 in a 2<sup>nd</sup> reserve account. The Association is operating in the black.

Transition: The transition from the Developer to the homeowners is a unique situation. The developer and the builder are two separate entities. When developing is 90% done, that's when transition happens. It can take place in 1-2 years or 10 years. It is important to go through this process with an attorney. Last year, Fred Langford resigned from the Board and relinquished his access to Association fees. We've been advised that all contact with Fred be through the attorneys. The Association's attorney charges \$350 per hour. Brian believes most issues can be resolved if the Association deals with Fred directly. Brian believes the Association should be responsible for the spending moving forward. There is a positive cash flow; however, we are low on reserves. Historically an Association should have 25-35% of their operating budget put into reserve. We need to do a Reserve study, which will cost around \$13,000. There is already \$8,000 in the budget this year for engineering, which can be put towards the study cost. The reserve funding will be increased in 2020.

HOA Accounts and Transparency: Brian wanted to be able to look at the Association's accounts and as Treasurer he feels that it is his responsibility to manage the funds. He feels that the money should be collecting interest at no risk – possibly rolling CDs. With the Board's approval he will invest in effective, safe accounts.

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**Old Business**

**Brightview – Landscaping Committee:** Terry comments that Brightview seems to be doing a good job. The grounds look better than they did; the crab grass is under control. Seeding and aerating will be done in the Fall. Terry asks if there is any interest in putting together a Landscaping Committee. Dave Leiper adds that the committee would give their opinion on landscaping services and members of the committee should have some background and knowledge of landscaping.

**New Business**

- Phase II: Dave comments that Phase II will determine the success of our community. The golf course is directly tied to the community. The golf course is zoned residential now, with income producing capabilities. Should that zoning change, everything will change as well. Brian comments that he has opened communication with Fred. He mentioned that there have been several derogatory press articles that represent 4 families north of the community that are making accusations that are not true. Phase II is to be 41 more units and CAFRA approval is needed for this phase to move forward. Brian has been told that Phase II construction should begin in March 2020, with a model completed by next Summer.

**Homeowner Comments:**

Barry Mastrangelo: Thinks the engineer study should be put off for a while. Terry responds that the attorney has concerns about contractors – that we are 3 years in already.

Ann Marie Mitchell: Wants to know why the Association can't speak directly with the DEP? Dave responds that we've been to numerous zoning meetings. The request is on the table. The zoning would only be approved with deed restrictions and Fred doesn't have to agree to anything.

Barry Mastrangelo: Can we compare Brightview's contract with other communities? Put the contract out to bid? Dave responds that it cannot be the voice of one. A committee needs to be formed, provided with the existing contract and go from there. Dave suggests a community email to see how much interest there is for a committee; no less than 4 – then empower the committee.

A homeowner asks if an email be done reminding all residents of street safety and being mindful of traffic flow.

**The meeting is adjourned at 7:10 pm. Next meeting to be decided.**

Respectfully Submitted,

Norma Meyer, Regional Manager  
DiLucia Management Corporation