

**The Fairways at Laguna Oaks Homeowners Association
Board of Directors Annual Meeting
Minutes
July 18, 2019**

The Annual Meeting of The Fairways at Laguna Oaks Condominium Association Board of Directors was called to order at 6:00 pm by Norma Meyer. Present from the Board of Directors was Paul Bodkin, President and Theresa Boland, Vice President. 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 Open Session of the Board of Directors for March 20, 2019. All in favor to approve minutes.

Election Results

Carol Smith has volunteered to count the votes with Management. Brian Buckley ran unopposed. He is introduced to the homeowners and welcomed to the Board.

President's Report

Paul thanked David Leipert for his service to the community as a board member for the past year. Paul introduces MJ Stover, who has been named the community manager for Fairways at Laguna Oaks. Norma continues to be involved and will oversee. Paul feels that DiLucia Management has done an outstanding job. DiLucia Management is on a two-year contract, but with a 60 day out.

Manager's Report

Norma reports that since the last meeting a lot of work has been done. Management coordinated with the new landscape company – walked the property with them numerous times, researched the dryer vent issue and had a contractor evaluate all the vents. It appears as only one had a problem. The Board voted to change the patio size to 300 square feet. It was requested that all homeowners who had non-conforming patios fill out applications that would be approved by the board. Anyone who wanted to install a patio must fill out an application. Twenty-one applications were received and sent to the board for approval. Once approved, approval letters were sent out to the homeowner. Storm door applications have also been received, sent to the board and approval letters sent out.

Kate sent financials to all homeowners for quarter ending June 2019. The audit is underway for 2018 and a draft audit is expected by August for the Board's review. Once the audit is complete and approved by the Board, a copy will be sent to all homeowners.

Currently, there is \$74,787.90 in the operating account. In the replacement reserves there is \$34,455.50 and in the other reserves is \$1,195.99.

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Old Business

- **Engineering Study/Transition Study** – Norma reports that the transition process is a very important time in the life of a community. The engineers make sure that the community was constructed in conformance with the drawings and applicable standards. Recommendations are also made as to the financial strength of the community, meaning that you should have money in your account for anything in the common areas that may need replacement, i.e., roofs, etc. The transition process can be complicated and you need to protect the Association. When we went out for bid for a transition study, we went to three companies – Becht Engineering, Kipcon and J. Hershey. Kipcon came in the lowest. The Board gave Kipcon the bid, however, it was later found out that they had done the original reserve study for the developer. The Board then voted against using Kipcon. The Board has been advised by the attorney for the Association that you should have an engineering study completed. A reserve study is usually done every 3 to 5 years. The Board and Management will follow up with this.
- **Gutter Guards** – Paul reported that the Association went out for bid to have gutter guards put on some of the buildings that were having problems. It didn't make sense to have the gutters cleaned six times a year. Gutter Guys came out and gave a price to put guards on three buildings – 100, 200 and 400 buildings – for a price of \$17,000. The Board felt that was too expensive. Since the 100 building has had the worst time of it, Gutter Guys was asked to bid just that building. They came back with a price of \$7,000. Paul then received a bid for \$2,500.00 to install leaf guards in the 100 building.
Dave Leipert (previous Board member) asked if the Board voted on the gutter guards. Paul responded that since the Board had voted on the \$7,000 price that it wasn't necessary to vote again on a lower price. Dave suggests that the Association get multiple bids on anything over \$2,000. Terry advises that the Board did vote on the gutter guards because they knew there would be problems in the Fall. A spending ceiling was also discussed among Board members.
- **Brightview Landscaping Services:** Paul discusses the landscape company and advises that there have been a number of inspections of the community with them. They are a new company to this community and its important that they know exactly what is expected of them. Mr. Langford also mentioned that he was continuing to take care of the cart path area even though that is not his property. BrightView was alerted to that and they will take care of that area. The easement looks bad. Paul mentioned that trees could be put around the easement to make a natural fence. The irrigation is currently running every day and the total run time is 6.5 hours. Poison ivy was discussed and BrightView will take care of that. A tree was taken down at the 100 building since it was dead and presented a danger. The stump was ground. Seed will be put down there. Behind 400 building, by the golf course, the growth needs to be cleaned out. Paul suggested that BrightView give the Association a price for North Carolina pine needles to spread out.
- **Patios:** The Board changed the size of the patios to 300 square feet. As you are aware, the allowed size was 10x12. There was a lot of talk previously with the non-conforming patios that they should be taken down. Paul feels that there is a 51% vote to change the documents to a

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300 square foot patio. There are currently 33 patios that are non-conforming to the 10x12. Management will research this.

New Business

- **Dog Waste Stations:** The Board thought since there are people in the community that are walking their dogs and not cleaning up after them it would be a good idea to have waste stations. Management was asked to get some prices on dog waste stations – not the receptacle for waste, just the bags and signage about fines. The Township fine is \$250.00. Terry asks the homeowners in attendance if they want dog waste stations. The homeowners in attendance voted against the stations unanimously.
- **Privacy Fences:** Norma advises that an email was sent per instructions from the Board regarding privacy fences. The issue was brought up at the last meeting and there were 20 responses out of 45 homes – 9 said no; 8 said yes and 3 are uncertain. A question was shouted out about the definition of a privacy fence. Paul believes that they are 4' high and 8' long. Eileen Sinn (106) has done research at other communities – Avalon Links and Four Seasons. She said that she has also visited Dennisville Fence and Murphy Fence and received quotes. They are 6' by 8' long – just one panel between units. Terry mentions that not everyone wants a fence. The homes were bought without fences and the condo documents say no fences. Again, to change the documents there would have to be a 51% vote. Norma reports that there was a pre-meeting with the Board and this was discussed. It was decided that Management would send out a broadcast email to determine interest – not a vote, just to glean interest. See homeowner comments for more.
- **Pool:** Terry states the pool is the same as the fences. How many people are interested in a pool? If there's enough interest, then we do a feasibility study. Will Fred give us land for the pool? We will send out another email to find out about interest. Can we get Ryan homes to build the pool? Brian mentioned that he spoke with Fred and he is still dedicated to giving the Association ½ acre for the pool at the end of the street on the left side of the bridge. See homeowner comments for more.
- **Garden Committee Report:** Sarah Renninger (204) reports that the Garden Committee met informally and spoke with some neighbors to discuss landscaping ideas for the community. Some of the topics discussed were: 1. Spruce up around the entrance sign. Plant some flowers there and ask the landscaper to clean the spider webs and weeds around the sign on our scheduled grass cutting day. 2. Remove and replace any dead trees in our community. 3. For the homes 200-210 residents would appreciate the dirt piles and weeds cleaned up behind their homes and have asked about getting mulch around those trees. Paul responds: Brightview wants \$1,000 for four seasons of plantings at the front sign area.

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Homeowner Comments:

Sue Denecke (410) – The emails that are sent out do not allow a response. Sue mentions that she can create a survey that can go out to everyone and then an analysis can be run and then get back to the community.

Eileen Sinn (106) is concerned that there is no uniformity – from patios, to storm doors to awnings - and that will hurt the resale value of the homes.

Ted Fairley (311) says if the pool is free to us and perfect, why not?

Mike Carr (102) states that if the Association wants to investigate a pool, we need to know what the real cost is and look into a 25-year mortgage for \$200,000. We need facts and this should not be done by email.

Homeowner: Why are the board positions 1, 2 and 3 year instead of uniform? Paul responds: We are following the documents. Let's give Norma a chance to review the docs. We'll investigate and let everyone know.

Maureen Dobuski (201) advises that she didn't get an email when the budget was approved. With the ongoing legal fees – is there a cap on them? We can't just give a blank check. Paul responds that we needed an attorney for the zoning changes and then for the transition changes.

Tina Sedberry (205) feels that the landscapers should be bagging their cuttings, edging and weed whacking. She feels that they do a sloppy job. They should have done a spring clean-up.

Eileen Sinn (106) can get information for several local landscapers who are licensed and insured.

The meeting is adjourned at 7:45 pm. Next meeting to be decided.

Respectfully Submitted,

Norma Meyer, Regional Manager
DiLucia Management Corporation