

**The Fairways at Laguna Oaks Homeowners Association  
Board of Directors Meeting  
Minutes  
December 3, 2020**

The December 3, 2020 meeting of The Fairways at Laguna Oaks Condominium Association Board of Directors was called to order at 7:00 pm by President Brian Buckley. This was a Zoom meeting. Present from the Board of Directors is Brian Buckley, President and Barry Mastrangelo, Vice President. Dave Leipert, Treasurer was absent. Norma Meyer and Kate Wilson from DiLucia Management Corporation were also present.

A quorum of the Board has been established.

**President's Report**

Brian feels that DiLucia Management has been doing a great job with the changes that were made since the summer. There is a much better response.

2021 Budget – Brian stated that Kate does a great job on the draft budget. He has worked a lot with Maureen Dobuski regarding landscape and possibly increasing the budget for landscape. DiLucia Management's contract is up this year. The Board did their due diligence by getting three proposals. There have been two "yes" votes from the Board to go forward with a two-year contract with DiLucia Management Corporation.

Insurance – The insurance is up at the end of the month. The insurance costs are as much as landscaping. Brian has been researching insurance and has talked with three insurance brokers. He has received information and will share that with the other Board members. He has had a very positive conversation with Ryan Weiner, from Brown & Brown Insurance. Brian feels that currently the Association has excellent coverage and is paying a lot of money. He feels that the Board needs to look at all the options. The HOA insurance covers replacement costs to put the property back to what it was should a disaster strike.

Barry stated that he talked to Brown & Brown and was told that should anything happen, they would put things back to builder grade and the homeowner would be responsible for any upgrades.

**Treasurer's Report**

Since Dave is absent, Brian stated that currently there is \$75,000 in operating and \$76,000 in reserve for a total of \$151,000. The Board is being very careful with the money and there is \$25,000 more this year than last year.

**Manager's Report**

Norma advised that among other things, she has:

- Coordinated with KLM Contractors to start the downspout work and get the flashing repaired at 404.
- 402 – Siding repair was supposed to be done today, and hopefully it has been.

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- We have been working with the auditors to finish the 2019 audit. The auditors are a bit behind due to Covid.
- There have not been any house sales, but there have been refinancing status requested by the title companies.

**Quarterly Business Review**

**Communications Committee** – Brian advised that not much has been happening in the communication area since Sarah went back to her professorship and Mike Scott is with his grandchildren full time.

**Financial Committee** – As stated, there is work being done on the budget with trying to increase landscaping.

**Landscaping Committee** – Maureen advised that she submitted a budget proposal to the Board, which would increase the landscaping budget by \$14,000 up to \$46,000. She also stated that:

- The aeration and seeding went well;
- She met with the BrightView arborist and talked about root correction for the trees close to the houses which were planted too deep;
- The trees on the center island are living and do look better, but she was advised not to trim. She did request an estimate to replant. For one tree that would be \$10,000. If they did more than one it would be less per tree;
- The entrance planter – BrightView will rip everything out for nothing;
- BrightView offered to get annuals for their price, but the committee would plant;
- Ted Fairley is going to clean the sign.
- She has been very blunt with BrightView and is in constant communication with the account rep, Erik.
- The homeowners are asking for a beautiful entrance.
- There is also discussion about the arborvitae at the front entrances to the homes. BrightView will also be doing the landscaping of the new construction and it is understood that they have been asked to put in the same shrubbery. A letter should be written to Fred Langford and Will Morey about that. They are the wrong variety and the grasses planted are too big.

Kate said that on the budget, under landscape miscellaneous there is \$1,500.00 and in the surplus category there is \$8,100.00 outside of the contract. The surplus dollars could be used.

**Maintenance Issues** – Brian advised that the KLM work is complete.

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**Homeowner Comments:**

Dave Petro (302) questions the drain extender and burying the PVC under the mulch. Barry advised that he did have that drain put underground and it cost \$175.00 to have that done. The Board can look into this.

Nick Mansur (301) asked about gutter cleaning and why it was done in September. Nick feels that the gutters should not be cleaned until November or December. The gutters are full and it is a problem. Management will look into having that building cleaned out again. Kate asked how many clean-outs the community would want? This can be budgeted.

Mike Carr (102) feels that 6" gutters should have been installed. The downspouts are small and the pine needles create issues.

Mike also brought up the parking issue with the new construction. He advised that it was bad over the holiday. He advised that golfers are parking in the parking area for FLO. Mike also mentioned that they may be putting in a pool on the golf course side. Mike asked who would be responsible for the acceptance of the property and thinks the Association needs to hire an engineer. Kate advised that engineering would be the responsibility of the management company.

Maureen (201) also agreed that the parking issue is bad and there needs to be a sign put up – Guests of Fairways at Laguna Oaks Only. She also suggested putting cards in the guest cars.

Brian also mentioned that he was disappointed with the next phase. They have taken one hole out making it an 8-hole golf course and Fred removed 35 additional trees.

**The meeting is adjourned at 8:10. The next meeting will be held in March.**

Respectfully Submitted,

Norma Meyer, Regional Manager  
DiLucia Management Corporation

Accepted by:

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Brian Buckley, President  
Fairways at Laguna Oaks Condominium Association