

**The Fairways at Laguna Oaks Homeowners Association  
Board of Directors Meeting  
Minutes  
May 20, 2021**

The May 20, 2021 meeting of The Fairways at Laguna Oaks Condominium Association Board of Directors was called to order at 6:06 pm by President Brian Buckley. Present from the Board of Directors is Brian Buckley, President and Barry Mastrangelo, Vice President. Dave Leipert, Treasurer was absent. Norma Meyer from DiLucia Management Corporation were also present.

A quorum of the Board has been established.

**President's Report**

Brian advised that there has been an increase in the landscaping budget. The goal is for accountability, transparency, and communications. The website is the key to communication. In the past year, the communication with DiLucia Management has greatly improved. The community has great volunteers – with Bob in Accounting, Maureen as Chairman of the landscape committee; and Ted taking care of the sign. BrightView turned things around this season.

Brian has heard complaints about the color of the new buildings and has reached out to Dylan Sinclair from Ryan Homes.

**Treasurer's Report**

Since Dave is absent, Brian stated that financials are in very good shape. He recommends that there will not be an increase in the fees. Everything is posted on the website. Currently there is over \$170,000 in the bank accounts. Forty percent of the budget is landscaping, 22% is insurance. The Association is paying a lot for insurance. The insurance policy is also on the website. Everyone should have their own insurance that covers the inside of the condo. If anything should happen, the Association's insurance company would bring the unit back to builder grade quality. Brian also advised that money was saved on snow this season.

**Manager's Report**

- Norma advised that she received an email today from Bob Watkins, the engineer for the developer and it reads as follows: "Just wanted to give you an update on the project. As of now Ryan Homes is within 3 weeks of opening the model home and building #9. Mallard Pond Lane off of Bay Breeze Boulevard will hopefully be paved by June 11<sup>th</sup>. We will be starting to clear Phase 2B next week which is back towards the wooden bridge. Once the paving is completed on Mallard Pond Lane we will get the sidewalk completed at that entrance with a handicap ramp. If anything else pops up I will let you know."
- There is a new law in effect called the Radburn Regulations. They are rules that we must follow for elections. The elections must be anonymous. There are two positions open for the Board. Brian and Dave's seats are both up. The call for candidates will be sent out on the 25<sup>th</sup> of May. The notice of the election meeting must be sent out at least 14 days but no more than 60 days prior to the election date. The annual/election meeting has been scheduled for July 14<sup>th</sup>.

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**Quarterly Business Review**

**Communications Committee** – No report.

**Landscaping Committee** – Maureen Dobuski, Chairman of the Landscape Committee, gave her report:

- The irrigation was broken and BrightView fixed (without approval) last week. Currently Zone 1 through 10 and 21 to 42 are working Monday, Wednesday, Friday and Sunday starting at 10pm. Zones 11 to 20 run Tuesday, Thursday and Saturday starting at 10pm. Maureen spoke with Erik and he explained that it is unusual to have this much heat so early without any rain. He asked for everyone to be patient.
- Flowers – center island – BrightView will be here to mow on Friday and they will plant around the lamps. They will also pull out the front flowers and put in top soil. There is a water system in the front, but no flowers. They went to Cape Shore to look at flowers. The cost for flowers would be approximately \$200.00.
- Flowers will be at concrete barrier in the fall to give color.
- BrightView's arborist met with Maureen again. He suggested that the trees be given a shot. The dead parts were clipped. If there was any budding on the tree, they left that. Shedding on the bark is not tragic. It was suggested that the Japanese hard scale be sprayed since it is not healthy. The cost would be \$513.00. They feel that the trees will take about 3 years to come back.
- To replace all 17 of the trees would cost \$9,627.00. If you were to put in crape myrtles it would cost \$456.00 per tree. Crape myrtles would not be warranted. To remove one red maple is \$671.00
- There was discussion about the arborvitae. Apparently, they are hard to take out. Also, the wrong variety of grasses were planted. The cost to remove the grasses is \$1,463.10.

**Financial Committee** – Brian gave an overview:

- The budget was increased for landscaping to \$12,500 – landscape miscellaneous.
- 22% of the budget is for insurance and 25% goes into Reserves.
- The audit was way behind due to Covid.
- The survey for landscaping will be on the website.

**Phase 2 Update** - Communication has to happen with Ryan Homes. Dylan Sinclair has been called by both Brian and Mike Carr. Mike Carr has asked for everything to be put in writing. The plants and gutter system/drainage needs to be discussed with Dylan.

- There is concern about the colors of the buildings, especially with the new 100 building with 6 colors.
- There has been a style change – the new building does not have a dormer.
- They need to stick with the same pallet.

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**Parking** – Signs will be placed in the parking area in the front of the community. Michael Carr suggested that SignARama be used. The signs should be installed sometime after Memorial Day.

**Maintenance Issues** – Discussion ensued about bug bombers and taking care of the bugs (no-see-ums, etc.) on a community level.

**Homeowner Comments:**

Ed Savidge (411) – commented with regard to the insurance, the homeowners are responsible for the sheetrock in. They have single entity coverage which will take the condo back to whatever condition it was in except for upgrades.

**The meeting is adjourned. The annual/election meeting is scheduled for July 14<sup>th</sup> at 6pm.**

Respectfully Submitted,

Norma Meyer, Regional Manager  
DiLucia Management Corporation

Accepted by:

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Brian Buckley, President  
Fairways at Laguna Oaks Condominium Association