

**The Fairways at Laguna Oaks Homeowners Association
Board of Directors Annual Meeting
Minutes
July 16, 2020**

The Annual 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 was Terry Boland, President and Brian Buckley, Treasurer. David Leipert was absent. Norma Meyer and Mary Jo Stover from DiLucia Management Corporation were also present.

Terry confirms that a quorum of the Board has been established.

Terry motions to accept the minutes of the 2019 Annual Meeting held on July 18, 2019. Seconded and all in favor.

Election Results

Maureen Dobuski volunteered to count the ballots. Brian Buckley and Barry Mastrangelo both ran unopposed. After the ballots were counted, Barry is welcomed to the board.

President's Report

Terry states that there is not a lot to report. She will discuss other items later in the meeting and turns the meeting over to Brian who will give a Treasurer's Report.

Treasurer's Report

Brian thanks Terry for her services to the Association. He states that she has done a great job. He also thanks MJ and Norma for running things at the office. There has been frustration at times, but we get a lot of bang for our dollar with DiLucia Management. They do a lot of work for us. Brian states that one of the reasons for joining the Board was his concerns about financials, and a lot has changed in one year's time. At the end of 2018 into 2019, the Association had \$58,000 in the operating budget, and less than \$16,000 in the reserve fund. That created some concern. Currently there is over \$80,000 in the operating account and over \$64,000 in the reserve fund. We switched the budget from 5% to 25% of the revenue going into the reserves. At the end of 2019, the Association came in \$10,000 under budget. Brian, at the request of some of the homeowners, did a financial review. He wants to be as transparent as possible.

Manager's Report

MJ reports that it has been her pleasure managing the Fairways community this past year. It's DiLucia's goal, and her personal goal, to provide Fairways with an exceptional level of customer satisfaction, to maintain open lines of communication with every resident and to manage the day-to-day operation of the community, with regard to landscaping, exterior maintenance and any other issues that may arise. MJ has been working on filling a stable with competent, reliable, and local contractors who can be contacted when a maintenance issue arises; show up, complete the work in a timely fashion and check it off the list. Ryan Homes has not been very helpful assisting with maintenance issues. Calls and emails are always welcome if you see something amiss, have a question or a complaint or just a general observation. Site visits are usually done every other week, but MJ can come to the community right

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away if there is a specific need. Carol Smith asked for an update on the flagpole proposal. Several prices were given ranging from \$900 to \$2,400. One of the spotlights in the cul de sac has been damaged and needs to be replaced prior to a flag installation. This item was put on hold because other maintenance items in the community took precedence over this beautification project.

Old Business

- **BrightView Landscaping Services:** Terry explains the root collar work BrightView performed on the trees on the median. Ryan Homes planted them too deep, and they needed this fix so that they would survive. BrightView contacted management last week addressing the bagworm issue. A proposal was sent to the board, was approved and they were in the community just this morning to treat for the bagworms. Several residents voiced concern about not being informed of everything going on in the community as they happen. They also felt that BrightView should be knowledgeable about issues like bagworms and be suggesting treatment before it becomes a problem. Terry advises that the landscaper has different crews for different items – mowing, arborists, and irrigation crew.

Brian comments that when he got on the Board last year, we were told the developer was responsible for the trees in the median and in between homes. Brian became friendly with Fred Langford and hoped that he would “come to the table” and have the trees saved, but that didn’t happen, so it was decided that the Association would contract to have them saved. A local landscaper was called in to discuss the trees and they felt that the trees could be saved. Brian states, now that phase 2a is underway, Ryan Homes won’t allow these landscaping issues to continue. There was a problem with the irrigation system earlier in the season. Brian met with Erik from BrightView and found the problem was an electrical issue. BrightView would have no way of knowing that. Brian advises that he now has a key to the irrigation system panel, so it can be manipulated at any time. Brian also states when the Board had the opportunity to work with BrightView, it has been successful.

New Business

- **Zoning Board Meeting:** The Zoning Board meeting was postponed until July 29th and that it will be a Zoom meeting. Residents will not get a new mailing prior to this meeting and that information can be found on the Middle Township website.
- **Second Phase Construction:** Brian reports Phase 2 has started. The ground has been broken and the new buildings will be on Bay Breeze and Bayberry. Once phase 2A begins, deed restriction will go into place. The deed restrictions are set to be changed next week to passive recreational/golf course. This deed restriction is the #1 priority for the community. Terry notes that this restriction will keep the land as a golf course or open space in perpetuity. Ann Marie Mitchell #312 asked if the deed restriction is a binding contract? She is advised that it is. Barry

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Mastrangelo #408 notes that the problem with a deed restriction is that they are very hard to change. Who will be responsible for the maintenance and upkeep of that land? If Fred dies, who will maintain? Can the community buy the land?

Ann Marie Mitchell #312 stated in 1983 this land was deemed a Natural Heritage Priority Site. This is where our home values come from. She asked if the contractor who has broken ground for phase 2 could be contacted to ask if the dirt can be watered down, so there won't be any environmental dust?

Homeowner Comments:

Marguerite Jordan #404 wanted to know what BrightView's responsibility is for the retention basin? She was advised that BrightView is to mow the basin and they do that every other mow.

Carol Smith #211 asks why the dead tree and broken branches can't be removed from the basin? MJ responds that is not in their contract, and she can get a proposal for removal of the dead tree and branches.

Ann Marie Mitchell #312: Why are we paying to irrigate the retention basin? She was advised that there is no irrigation in the basin.

Tina Sedberry #205 asked if there were any plans to have the gutters cleaned or the community power washed? Is there any kind of maintenance schedule in place? Norma responds that some other communities DiLucia manages schedule these items on an "as needed" basis. It could always be included in a budget as a line item, if that's what the Board decides.

Carol Smith #211: What happened with the gutter guards throughout the community? The #100 building got them, but nothing else was done to the rest of the community. Management responded that the gutters were cleaned last Fall and a proposal was solicited for gutter guards and downspout extensions throughout the community, however the Board did not pursue.

Michael Scott (100) is concerned that there doesn't seem to be any schedule to the landscaping. The grass is cut on different days and at different heights. Management will talk with BrightView about this.

Brian thinks the Board could use help and suggests forming a Landscape Committee. We have a budget for landscaping. The Board will look into creating that committee.

Jane Elliott #202 asks if she can plant trees in her back yard to create a buffer from the retention basin? Maureen Dobuski #201 responded that she asked Fred if she could plant trees along the side of her home to buffer the view of the golf course garage and Fred said sure. She suggests asking Fred for permission.

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The meeting is adjourned at 7:30 pm. The next board meeting will be announced.

Respectfully Submitted,

Norma Meyer, Regional Manager
DiLucia Management Corporation