

**The Fairways at Laguna Oaks Homeowners Association
Board of Directors Meeting
Minutes
April 12, 2023**

The April 12, 2023 meeting of The Fairways at Laguna Oaks Condominium Association was called to order at 7:00 p.m. by President, Phil Cosentino. Present from the Board of Directors is Phil Cosentino, President, Phyllis Beidler, Vice President and Ted Fairley, Treasurer. Norma Meyer and Nancy Fiedler from DiLucia Management Corporation were also present. The meeting was held at the Our Savior Lutheran Church in Stone Harbor, New Jersey.

A quorum of the Board has been established.

Approval of Minutes of October 12, 2022 and December 19, 2022 Meetings – Phyllis motioned to approve the minutes of the October 12, 2022 meeting. Seconded and all in favor. Phyllis also motioned to approve the minutes of the December 19, 2022 meeting. Seconded and all in favor.

President's Report

- Phil advised that the Board has taken steps to establish a five-member board. Currently there is one position available. Phyllis' position is up, however, she will run again. Candidate statements will go out and if you are interested in running, please do. She has done a great job this past year. We are hoping that we can go to a five-member board and if that happens, there will be three positions available. Phil explained that since the By-Laws were established, laws have changed. A letter is being sent out to all homeowners advising as to what changes in the By-Laws are needed. When you receive the letter, please read and if you are in agreement there is nothing you need to do.
- Transition – This is taking a long time. As you may be aware, the engineering team was here to do inspections of ten homes. They were also here to inspect a dryer vent issue and found that it was a code violation. This will be a part of the engineering transition and will need to be repaired at Ryan Homes' cost. The engineers have promised us that we would have the report soon. Once received the transition committee will go over that and put together their concerns.
- Lake 5 – This is the pond between Moon Bay and Mallard Pond. Currently this belongs to the golf course and once the transition is finalized it will become the property of the Association. It is being fed by the golf course and the water has been low. We would like to have an independent water source which means we may need to have a well installed to provide water and have the developer pay for that. We have reached out to a well contractor. This will also affect the Association's insurance with an increase in premium and No Trespassing and Private Property signs being installed.
- Golf Course – The golf course is spending money and doing some good things for the golf course which is also good for the Association. There are things that have already been discussed with Jack Morey, but there are still more things to discuss. Phil discussed the deed restriction, the gap lot and how that angles back toward Moon Bay which is also part of the restriction. This would be good to have as part of the Association. As you may know, Fred Langford wanted to have an 18 hole golf course and a driving range back there, but the wetlands is back there – the Wheaton lot – could it be a walking trail?
- Exterior Modifications – Phyllis is taking the lead on this. The applications first go to Norma and then to the Board. Phyllis asked the homeowners making applications to make the request as thorough as possible with drawings, fabric samples, etc. Phyllis advised that the Board meets

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every Monday and each application should have a quick turnover. As Phil stated, the application goes to Norma, she then communicates with the Board. If there are any questions, Phyllis will go to the homeowner.

Treasurer's Report

Ted advised that the Association is in good shape financially. CDs were purchased – one is a 3-month CD for \$35,000 and one a 6 month CD for \$35,000. There is \$200,000 in the reserve; \$185,000 in CDs earning 3-1/2 to 4%; between \$80,000 and \$100,000 in the checking account (we have not received the current financial report which is normally received around the 20th of the month). The checking account is not an interest-bearing account, so it is better to put the dollars in a 30 day CD.

Manager's Report

- Phil asked Norma to talk about the DiLucia Management website and the portal.
- Norma also advised that Bug Bombers would be out in the coming week to spray for ticks and mosquitoes. She will let everyone know via robo-call what day they will be on property.

Committee Reports

Landscape Committee –

- The landscape chair, Maureen Dobuski, is not in attendance so Ted advised that committee members Paul Salvatore and Andrew Kapusta are working hard. The landscape committee is taking care of planting on the circles, Bay Breeze and Sunset. The circle on Moon Bay Court was planted over the weekend and Mallard Pond, Sunset and Bay Breeze will be taken care of shortly. One dead pine will be taken down.
- With regard to the arborvitae, you can keep if you'd like, but if you want to get rid of them, the works committee will take them out. At this point, we are not sure what will replace them, but will let everyone know.
- Irrigation – the water bill has been out of control so it is important to keep an eye on the irrigation.
- Adopt an island and a circle – We are looking for volunteers to take care of each of the islands on Bay Breeze, and the circles on Sunset. If mulch is needed the committee will buy.
- The area on Sunset will be part of the transition.

Maureen put her own money out to pay for the circles. Ted motioned to pay Maureen \$1,482 for the items that were purchased to beautify the circles. Seconded and unanimously approved.

Financial Committee – Ted Fairley covered this information in the Treasurer's report.

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Works Committee –

- There are 9 members and the committee is saving the community lots of dollars.
- As stated above, they are going to replace the arborvitae. The circles will cost about \$3000.
- There are also smaller jobs if any of the female residents would like to volunteer.

Unfinished Business

- **Update on Transition Study** – Phil discussed this in his President's report.
- **Amendment to the By-Laws** – This was also discussed during Phil's President's report.

New Business

- **Landscape Committee Project on Moon Bay and Mallard Pond** – Ted discussed this in his report on the landscape committee.

Phil read the Motion of the HOA Board of Directors for the reserve funding:

Whereas, the 2022 budget called for reserve funding of \$49,055.12, which amount was funded in 2022, and;

Whereas, the HOA Board, recognizing that a number of new units were added to the Fairways at Laguna Oaks at various times during 2022 and desiring to supplement the already approved 2022 reserve funding;

The HOA Board hereby approves the transfer of \$24,606.00 from the HOA checking account and the transfer of the \$30,394.00 from the Univest Money Market Account to the Replacement Reserve FLO a Janney Montgomery Scott, LLC with directions to Janney Montgomery Scott, LLC to use the funds to purchase \$55,000.00 in laddered certificates of deposits at rates and terms to be determined by Janney Montgomery Scott, LLC after consultation with Ted Fairley, Treasurer of the HOA Board of Directors of the Fairways at Laguna Oaks.

Ted motioned and this was approved and adopted this 12th day of April, 2023 unanimously by the HOA Board of Directors of Fairways at Laguna Oaks.

Homeowner Comments:

Carol Smith (211 Bay Breeze) expressed her concern about putting any money into the ponds. She mentioned that the left side of the bridge was filled in when the road for Moon Bay Court was put in. Phil explained about the storm water management plan and said that the engineers are well aware of this. He also advised that there is no independent water source, but Jack Morey's intention is to keep

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the ponds full. The Board needs to look into this. The bridge will be owned by Fairways at Laguna Oaks once we go through transition.

Phil mentioned that there have been questions posed about roof mounted awnings. That goes against the governing documents and will not happen. A question has also been posed about generators. That creates problems with the community and will not be approved at this time.

Barry Mastrangelo (408 Bay Breeze) said that he feels that due to the proximity of the hospital to the community, he feels that losing power won't happen. His store in Stone Harbor was on the same grid and they did not lose power.

Jill Lehman (109 Moon Bay) did have a problem and was without electric for a couple of hours.

A question was asked about the sewer pumps – what if they went down?

The Board does want to meet with Jack Morey to discuss a number of items, however, it is important for them to maintain a good relationship with the Moreys and the golf course.

Ellen Emanuel (200 Bay Breeze) asked what the responsibility of the landscape company is. She feels that there are lots of weeds that have not been taken care of.

There was lots of discussion about the condition of the lawns. Phil advised that the community was going to be mowed the next day and asked for everyone to be patient and to see how things are after the mow. Phil also mentioned that BrightView is on a trial basis right now and he feels that things will be better.

Kathleen McGuigan (405 Bay Breeze) asked if the windows will be addressed at transition and the condition of the driveways. This will be part of transition.

The meeting is adjourned at 8:30 pm.

Respectfully Submitted,

Norma Meyer, Regional Manager
DiLucia Management Corporation

Accepted by:

Phil Cosentino, President
Fairways at Laguna Oaks Condominium Association