



## Twin Oaks Farm HOA

Meeting Minutes November 19, 2013

Meeting start time: 7:32pm

Quorum met: Board attendees – J. Schoolcraft, M. Blas, B. Bell, C. Sharp, M. Bilock, C. Fillinger, A. DeSantis

Additional attendees: Property Manager Sam Morrison, Rita Mahoney, Brenda Turner, Jennifer and Mark Adams, Christine Pancratz, Roseann and Dave Potter, Bill and Sylvia Garber and Patrick Sherman

Resident concern:

- Is it possible to add leaf removal from streets?
  - o Per Sam Morrison, counties typically provide this service and PWC does not. If we wanted to have our trash service company do this, rates would increase greatly.
- Debris removal in common area → photos and email dialogue provided to board members; resident Jenn Adams has video of Palmer Landscaping placing debris in the no-cut zone behind playground along walking trail
  - o Meeting set up with Sam Morrison to see this video and take any necessary actions thereafter

**Motion to accept Al DeSantis as Board Member-at-Large and Chairperson for Architectural Review Committee: C. Fillinger 1, C Sharp 2: APPROVED**

**Motion to accept October 2013 meeting minutes: C. Fillinger 1, B. Bell 2: APPROVED**

President's report:

- Looking into estimates for a different material for the graphics of community sign per request(s) from residents. Upon receipt of estimates, will provide to resident who offered to pay for upgrade of the type of material used for the sign graphics.

Treasurers' report:

- Fall community party came in under budget
- Due to pool project, will not reinvest CD that matured earlier this year

Grounds report:

- Walk through with contractors submitting proposals completed
  - o Reviewed Request for Proposal (RFP) including hauling away of trimmed debris
  - o Added aeration and overseeding around Maple Ridge Playground/basketball courts and leaf removal from common areas around Thanksgiving and again around Christmas



- Erosion issues on hill beside pool and playground ongoing
- Erosion along curve of walking trail near pathway to Omisol Road

#### ARC report:

- New chairperson appointed to ARC: Al DeSantis

#### Communication report:

- Will post past minutes by next month's meeting

#### Social Committee report:

- Fall festival was a huge success
- Special thanks to Nicole Raymo and Tabetha Lamb for organizing this event

#### Management report:

- Working on lighting proposals for community sign; contracts to be ready in early December for board to review and vote on
- 5 proposals obtained from landscaping companies for community landscaping maintenance as current contract expires in January
- 2 proposals in for pool contract, awaiting 2 more
- Clean up of no-cut zone
  - o Any tree that falls in a no-cut zone can stay there; any portion of that tree that extends beyond this zone can be cut up and placed back inside no-cut zone per county
  - o Any underbrush should not be thrown in no-cut zone per county
  - o Dead leaves are to be blown out of common areas and into no-cut zones per current landscaping contract – will be reviewed and changed for next contract put in place.

#### Pool report:

- Reminder that residents cannot enter pool premises without a pool pass.
- Pool House Project:
  - o Board is looking to create a renovated pool house structure that would include a new multi-purpose room to replace the current concrete pad adjacent to pool house.
  - o Board feels that this would serve to increase or at least maintain property values and is a wiser decision as opposed to sinking more money into fixing the existing structure that is over 25 years old
  - o Proposing a 5% increase in quarterly assessments to fund the project. That equates to about \$12 more per quarter than residents are already paying.
    - Residents' questions:
      - B. Turner concerned about number of foreclosures and near foreclosures in neighborhood and questions whether or not this is the right time for a project of this magnitude



- Board feels that this project would serve to increase interest in our community to potential buyers and number of foreclosures in our neighborhood are a good deal lower than the current average in the area.
- Anticipated completion date?
  - Bathrooms anticipated to be completed by opening of pool for 2014 season and community room to be completed after the pool season barring any major setbacks including loan paperwork and county permits.
  - *NOTE: Attendees included two of the Ad Hoc Committee Members who researched and made recommendations to the board about the pool house project – they provided additional insight and responded to specific questions from residents in attendance about these recommendations*

New Business:

- Presentation from Bill Garber (owner of boat dealership next to community)/Patrick Sherman, Esq:
  - Bill Garber to purchase Mitchell property that is next to TOF in between car dealership and TOF along Minnieville.
  - Will include 50 ft buffer between property and TOF homes and work would not begin for at least 3-4 years down the line
  - Property is already classified for commercial use and will be used for RV storage just as the rear of his property already is. No entrances to be added from Minnieville for this project.
  - Mr. Garber agreed to speak with any resident who wanted to discuss the buffer he would put into the property and was willing to add more trees, if needed.

**Motion to enter into executive session 9:08pm: C Sharp 1, B Bell 2: APPROVED**

**Motion to exit out of executive session at 9:30pm: J. Schoolcraft 1, B. Bell 2: APPROVED**

**Motion to confirm no motions were made while in executive session: J Schoolcraft 1, B Bell 2: APPROVED**

**Motion to waive late fees and interest only for Accts 146591, 113672, 113589: C Sharp 1, J Schoolcraft 2: APPROVED**

**Motion to complete the pool project as designed and President of the BOD be given approval to sign loan documents for this project: B Bell 1, C Sharp 2: APPROVED**

**Motion to approve 2014 budget with 5% increase in quarterly assessment: C Sharp 1, B Bell 2: APPROVED**



**Motion to suspend December meeting: C Sharp 1, J Schoolcraft 2: APPROVED**

**Motion to adjourn meeting at 9:39pm: J Schoolcraft 1, C Fillingier 2: APPROVED**