

Minutes of PWCA board Meeting

Wednesday May 8, 2002

Robinson High School

The meeting was called to order at 7:00 PM.

In attendance were:

Jim McHugh – President
George Burgee - Treasurer
Elise Converse – Secretary
Joanne Biagi
Kristen Cigler

Don McBride
Rich Juchnewicz
Heather Villavicencio
Paul Downey

Kevin Berry – Environmental Chair
Renata McHugh – Pool Chair

Jim McHugh made a motion to approve the April Minutes as written, Rich seconded it and the motion was passed unanimously.

Treasurer's Report:

George stated the Koger had reissued the lost Holiday Home Decorating contest award checks; Kristen noted that one check still had the wrong name on it. George also commented that our A/R seems to be high. He also recommended that the Board continue to wait before investing funds in a CD since interest rates are still so low. Jim asked George if he had the receipt for the large pool cover and George said that he did and that the expense was billed under Pool Repairs.

Jim brought to the table the issue of the Association being charged \$20 for each credit card payment for dues; he stated that this charge was not approved. Jim made a motion to not accept credit card payments for dues by homeowners. There followed some discussion on this point. George and Heather were both of the opinion that if people were willing to pay, but needed to pay by credit card we should let them do it. The concern was that if we do not provide an alternative to a cash payment that the account would become delinquent. Don also stated he had an issue with not allowing people to pay with credit cards. Jim stated that his concern was that it could ultimately cost the Board too much money. George pointed out that as of the meeting date, fees for automatic withdrawal payments exceeded those for credit cards and that right now credit cards did not appear to be costing the Board much money. There was no second to the motion to not allow credit card payments and the motion failed.

Jim stated he would ask Koger if there was a way to track our expenses on fees.

Environmental:

It was noted that there were no homeowners present to protest trash violation fines, so all the current violations would stand.

Tree removal – the proposal from JL Tree Service came in at \$2465 and work would start Monday May 13. The Board voted to re-approve the tree work, which had previously been approved via an e-mail vote.

Kristen asked that the minutes reflect that the front entrance sign had been re-landscaped and cleaned up by homeowners Mr. and Mrs. Messner along with the assistance of other community volunteers.

Kevin stated that the annual clean up of common grounds had resulted in about 250 lbs of debris being bagged and removed.

There followed discussion on whether the Board should send a letter to Sharon Bulova complaining about the Hazmat Officer's initial investigation of the toxic spill issue behind a homeowner's house. Ultimately, it was decided that while the officer did not thoroughly investigate the matter the first time he was on the property, that it was not entirely his fault since he was shown an incorrect site by the homeowner. Kevin stated that when he did meet with the officer to show him the correct spot, a warning was issued to the homeowner regarding dumping turpentine on the ground. Kevin did note that he asked the office to take soil samples to ensure that the dumping was not more widespread but that the officer refused because he felt the problem was too small a scale. **George made a motion that no letter be sent to Sharon Bulova regarding the officer's performance of his duties. The ayes were: Heather Villavicencio, George Burgee, Joanne Biagi, Kristen Cigler, Elise Converse and Paul Downey. The no's were: Rich Juchnewicz, Don McBride and Jim McHugh. The ayes had it and the motion carried; no letter would be sent.**

The Board discussed Don's concern about the need for signs when chemicals for grounds upkeep were applied to the common areas. Jim said he would have Judy ask Professional Grounds for a list of the chemicals they use to fertilize the common areas.

Pool:

Renata noted that there were three proposals for painting the pool house and reviewed exactly what each one covered. Heather noted that we should not paint the pool house floor since the County made us sand blast up the floor paint for safety reasons several seasons ago. Renata said she would look into this issue.

Don asked that the gutters on the pool house be reattached.

Jim made a motion that the Board accept Mike's Painting bid for \$3460, which covered interior and exterior painting, pending investigation of the floor issue. Joanne Biagi seconded the motion and it passed unanimously.

There followed discussion on the electrical charge for \$840 for work on the pool's various electrical problems and why the bill had gotten so high for work done without prior approval. Apparently, there is the provision in our contract that Atlantic has permission to effect repairs without approval up to \$150 and the work started as a series of small needed repairs; when Atlantic realized how the repairs were totaling they requested approval of the bid. Jim said he did request that they try to renegotiate the \$95 charge for the GFI and Atlantic said they would. **Jim made a motion to approve the payment of the \$840 bill to Atlantic; Heather seconded the motion and it passed unanimously.**

ACC Committee:

Rich said the spring inspections were complete. Jim stated that in his opinion the results were not acceptable. He felt that 31 violations in a community our size was too low, especially since we averaged close to 200 violations over the past two spring inspections. There followed discussion on how to handle a re-inspection in view of the pool opening soon. Rich wondered why the new list was not combined with the old list. Don noted that a new inspection would have to be done and Kristen noted that perhaps a Board member would have to go with Judy. Rich stated he would meet with Judy to discuss how to do the inspections again and have her re-inspect the neighborhood.

The Board reviewed the homeowner's plat in the area where work in her yard resulted in a cut wire to a streetlight. It was noted that she had clearly confined the work to her yard and that the wires are on her property. **Jim motioned that the bill against the homeowner not be pursued, Joanne seconded it and the motion passed unanimously.**

Communications:

Heather noted that work was progressing on the directory.

Community Watch:

There was nothing to report.

Streets and Sidewalks:

Jim noted he is trying to meet with the contractor about the paint on the street issue and the speed bump issue. Kristen asked that the fire lane be extended on

Gainsborough as it turns the corner to the small extension leading to Malone Court. Heather noted that that would not be a popular decision since parking is already very limited in that area. Jim said he would look at the area in question.

Jim noted that now he gets all pictures from Advanced Towing electronically since they now have a digital camera.

Web Site:

Discussion was tabled.

Unfinished business:

The final entrance sign contract was reviewed, approved and the contract was signed. Don noted that he now knew why they charge \$450 to obtain permits in that it was a long tedious process.

New Business:

George and Heather reviewed the result of their meeting with Judy O'Rourke, our property manager at Koger and stated that the problems seemed revolve around trust and communication. Jim requested that Heather write up their conclusions. It was also noted that the BOD would provide Judy with a list of expectations and Judy should write down what she expects from the Board so that both parties have clear expectations.

Jim made a motion to adjourn the meeting at 8:20 PM; it was seconded by Joanne and passed unanimously.