

**DAYLESFORD LAKE CONDOMINIUM ASSOCIATION  
EXECUTIVE BOARD MEETING**

October 24, 2005

**ATTENDANCE:** Frank Lewandowski, Finbar McEvoy, Suzanne Schoenhut, Julia Barnes and Ann DiGiacomo, CMCA (Wentworth Management). Absent: Ruth Cummins.

**CALL TO ORDER:** President Frank Lewandowski at 6:10 P.M.

**MINUTES:** Revised Minutes of August 27 and September 26, 2005 Minutes approved.

**AGENDA:** 2006 Budget and the Reserve fund. Attached to file copy of the Minutes

**TREASURER'S REPORT:**

August Financial Report: FirstTrust account is out of money. Operating Account balance is over \$100K.

Reserve Fund: Critically low balance as a result of capital betterments (rotted wood replacement, stucco work). Monthly contribution from DLCA monthly fees provides budgeted income. Special Assessments will restore fund to the target level.

Proposed 2006 Budget: Final draft submitted for Board's review before Annual Meeting.

Capital Contribution: Resolution tabled pending a legal opinion re increasing the amount.

**MANAGEMENT REPORT:** Community Manager's detailed report is Enclosure (1).

Delinquency Report: 3 accounts forwarded to legal, 2 accounts corrected (letter of apology for an erroneous listing as delinquent to be sent to one owner). Unpaid balances on Units sold will be collected at Closing.

Action Items from September Board Meeting: Complete feedback listed in attachment

Census Forms: As of Oct 19<sup>th</sup>, 54 of 219 forms returned. Information needed for DLCA Alert (Wentworth Connect Program).

DLCA Web Site: Account with Value Web settled. DLCA Web page activated.

Resales: 2

Invoices: Reviewed and approved or disapproved. KPI will deduct the cost of previous patch work from 10/21/05 proposal for roofing repairs on Longview.

In and Out Correspondence: Reviewed, discussed and/or acted on as needed. Letters sent 65 to owners regarding the need to power wash and stain decks. Garage door repair notices sent to 3 owners.

Mail Hut #4: Mailbox fell off its base. Paoli Post Office will replace on or about Oct 26<sup>th</sup>.

Violations: 20 items reviewed.

Account Balances: All open account balances were reviewed.

New Contract Signed: Tree pruning and removal.

## **OLD BUSINESS**

Geese control on Shoreline: Awaiting feedback from A & L Committee's review.

## **NEW BUSINESS**

Work Orders: Reviewed.

Community Manager Action Items:

- Check with our Attorney for guidance re builder liability for chimneys that are pulling away.
- Bids for repairs to decks that are pulling away (to be charged to owners) are also needed..

DLCA Insurance: Quotes from CAU and Greater New York **tabled**

Leased Units: 4

Annual Meeting: First and Second notices sent as required. Agenda reviewed, meeting to be held on Wednesday, November 9 at 7:00 PM, Tredyffrin Township Hall.

2006 Assessment Resolutions: signed by the President and Secretary.

Birdfeeders on trees: Birdfeeders hanging from trees are attracting more and more pigeons, creating an unsightly nuisance and health hazard. Trees belong to DLCA and nothing should be hung from trees. An owner is free to place feeders on the Unit's deck or patio.

Motorcycle Parking: May not be in a driveway, use the garage.

Chimney and Dryer Vent Cleaning: Newsletter item will feature need for periodic cleaning as a fire prevention measure.

**ADJOURNMENT**: 9:30PM. Next regular Executive Board Meeting December, 2005.

*JOBarnes*

Secretary

**DAYLESFORD LAKE CONDOMINIUM ASSOCIATION  
EXECUTIVE BOARD MEETING  
AGENDA**

Monday, October 24, 2005

- I. CALL TO ORDER: Frank Lewandowski, President
- II. APPROVAL OF MINUTES: August 27, 2005 – revised  
September 26, 2005 – enclosed
- III. TREASURER’S REPORT: Ruth Cummins  
August 2005 Financial Reports  
2006 Budget  
Special Assessment Resolutions for 2006
- IV. MANAGEMENT REPORT  
Delinquency Report – as of 10/17/05  
Open Account Balances and Delinquencies for Review
- V. IN AND OUT CORRESPONDENCE/INSPECTIONS/VIOLATIONS
- VI. ARCHITECTURAL/LANDSCAPING MATTERS  
Request  
Deck Letters  
Light Fixtures
- VII. OLD BUSINESS  
Geese Control on Shoreline
- VIII. New Business  
Contracts  
Bids  
Census forms for Resident Alert  
Documents Review by S. Sugarman, Esq.  
Annual Meeting – November 9th
- IX. Adjournment