

**DAYLESFORD LAKE CONDOMINIUM ASSOCIATION  
EXECUTIVE BOARD MEETING**

September 26, 2005

**ATTENDANCE:** Frank Lewandowski, Finbar McEvoy, Ruth Cummins, Suzanne Schoenhut, Julia Barnes and Ann DiGiacomo, CMCA (Wentworth Management). Committee Reporters' attendance limited to time needed for their presentation, questions and responses.

**CALL TO ORDER:** President Frank Lewandowski at 6:15 P.M.

**COMMITTEE REPORTS:**

**GOOSE:** Chairperson Mary Brawner gave a thorough, verbal presentation re migratory and resident geese along with several options for managing the nuisance, hazard and considerations for wild life was informative and prepared the Board to make an informed decision. Geese are attracted by the body of water and previous measures such as Toll Brothers installation of a wrought iron fence and the wire fence funded by Shoreline owners have not eliminated the geese problem. **MOTION:** Julie moved to approve the Committee's integrated proposal (cost \$5,375 with a projected 90% success rate) to resolve DLCA's problem with geese, subject to oversight by the A & L Committee. Suzanne seconded the motion.

**FINANCE:** Handout by Chairman Bill and 2006 Budget proposal is attached to the file Minutes.

- Capital Contribution - Declaration of Condominium Daylesford Lake Section 14.01 limits the assessment of each purchaser to \$250 as a one time nonrefundable contribution. The Committee recommends a revision to delete the amount and add the Executive Board's authority to set an amount as needed. Ann will seek guidance from Attorney Sugarman.
- 2004 Audit - In response to an observation Ann clarified that Reserve transfers are the best road map that shows where and how money has been spent. Report was reviewed by the Finance Committee and Board. \$211K was expended on betterments as compared with \$32K in 2003.
- 2006 Proposed Budget will be delivered to the membership by October 6.

**MOTION:** There was unanimous agreement for a \$2250 assessment per Unit to replenish our Reserve fund to the appropriate level, payable in one or 12 increments, effective January 1, 2006.

**MINUTES:** August 27, 2005 Minutes approved with corrections.

**AGENDA:** Attached to file copy of the Minutes

**TREASURER'S REPORT:**

Chimney work Invoice - Payment of \$98,959 to Wells & Sons approved, funds transferred from the Reserve to Operating account. \$8494 of total monthly fees is deposited in our Reserve account.

July Financial Report reviewed and no discrepancies noted.

**MANAGEMENT REPORT:** Enclosed with filed Minutes. Action Items Feedback are

- Website is down, bill paid in June, correction pending.
- Street Lighting: Investigating change of lenses for improved lighting. PECO fixed all light poles.
- Insurance: Review included State Farm's Loss Run and the Smith Agency's needs to know the Lake's depth. The pool has an inlet and an outlet, not a dam and was certified by the Township to withstand a 100-year storm.

Resales: None

Accounting: Operating account balance as of 9/13/05 \$61,000.00. Firsttrust Reserve Money Market paying 3.75%. Outstanding invoices to be reviewed by Board.

Delinquency Report - Letters sent to six owners who are more than \$425 in arrears as of 9/20/05. Board concurred that without exception, monthly fees not paid when due are subject to and do incur the late fee. All accounts with open balances were reviewed and further action discussed.

Correspondence: In addition to reviewing correspondence from vendors the Board reviewed emails/letters from owners to Management and Management's responses. Requests were acted on with approval or denial granted as warranted.

Pool : Pool closed, repairs made by Progressive Pool at no cost. Their bid for 2006 is \$2000 less than 2005. A competitive bid proposal is also expected from M & R Pools. In response to requests, the pool will be open for two additional weeks in September, 2006.

Annual Meeting November 9, 2005: Second mailing will include the 2006 Proposed Budget, candidate biographies and proxy information and mail ballot. Candidate cutoff was October 05, 2005.

Sidewalks: The Association is responsible for repairs. Replacement is the owner's responsibility.

Garage Doors: A follow-up letter will be sent to owners who have not responded to the initial notice that repair or replacement was needed. The Fall Newsletter will advise residents to keep garage doors closed.

Legal: Correspondence re Attorney Sugarman's review of documents copied to Bylaws Committee.

**A & L COMMITTEE:** Mums will be planted at the Rte 252 entrance on Saturday, Oct 2<sup>nd</sup>. Heavy pruning needs will be addressed on basis of owner concern, dead trees then large tree pruning needs. Credit gotten for trees planted last year that didn't survive. Some owner complaints are valid, others not. Cornerstone will revisit areas to address sinkholes and soil settling after drainage work. Additional compost/topsoil mix will be added to improve the curb appeal of front lawns. Meeting with Primavera to review contract pending.

#### **OLD BUSINESS**

Wentworth Connect: Ann suggested that we begin our use of this system by activating Resident Alert after DLCA census forms have been completed and returned. This will also permit website access

Deck Safety: Attorney Sugarman will be consulted re responsibility for deck safety, owner or DLCA. The feasibility of a survey by a contracted engineer will be explored.

Deck Color choices: New Cedar, Natural and Natural Cedar are the 3 recommended color choices.

Light Fixtures: Pictures and ordering information for replacement fixtures has been posted on the bulletin board in each mailhut.

#### **NEW BUSINESS**

Strategic Plan for Selecting Contractors: Finbar will spearhead an effort to recruit a former

Construction Manager to draft a Strategic Plan for selecting contractors. He could also review the Reserve Study, include a systems analysis, develop a maintenance plan and make recommendations for future projects (i.e. replace stucco with siding to decrease expenses).

**ADJOURNMENT:** 9:50PM

*J. O. Barnes*

**J.O.Barnes, Secretary**