

COUNTRY LAKES HOME OWNERS ASSOCIATION

MEETING OF THE BOARD OF TRUSTEES

DATE: AUGUST 29, 2022

MEETING of the August 29, 2022 Country Lakes HOA Board was called to order at 6:29 PM (Monday) at 4052 Watercourse Drive.

BOARD MEMBERS:

Shawn Smith – In Person

Bob Beres – In Person

Roger Carron – In Person

Bill Hanigan – In Person

Vince D’Angelo– Absent

OTHER REQUESTED ATTENDEES:

Anthony Embrogno – Absent

Bruce Buller – In Person

ACTION TAKEN BY THE BOARD WITHOUT A MEETING SINCE ITS JULY 21ST BOARD MEETING.

No Action was taken by the Board.

MINUTES FROM JULY 21ST BOARD MEETINGS:

Motion to Approve the July 21st Minutes:

Motion to Approve: Bob Beres

Seconded: Roger Carron

Vote: All Board Members in attendance voted in favor of the motion.

TREASURER’S REPORT

Roger Carron, Treasurer and with the assistance of Anthony Embrogno had posted the Treasurer Reports on the Board’s HOA Dropbox. Roger offered a reference to a few minor changes in the printed July report. He mentioned that he had spent time with the previous Treasurer Dottie Fox and had received several files of financial information which he was still in the process of reviewing.

He also mentioned working with Anthony Embrogno in establishing greater detail in some of the spending categories. He requested that he, Anthony and Shawn meet in a separate to be planned meeting to address the level of detail required.

Roger requested from Bruce and Board Members as to the Mailbox repair charges. Mailboxes that had been damaged by drivers were charged to the responsible party, whereas normal repairing attributed to normal use and age were paid by the HOA. The purpose was to maintain a uniform standard throughout the development and their meeting USPS standards. Roger expressed his appreciation for the detail.

General discussion continued as to capturing Reserve Expenses at the time of invoicing versus capturing them later. Roger will discuss that issue as well as other details with Anthony.

Motion: Move to Approve the Treasurer's Report

Motion By: Bill Hanigan

Seconded By: Bob Beres

Vote: All Board Members in Attendance voted in favor of the motion.

DESIGN REVIEW REPORT

Vince D'Angelo was not present and was enjoying a long deserved Mediterranean vacation. His normal report was tabled until our next regular meeting.

Bob Beres had requested that Homeowners' use of flower boxes be discussed. Several homes had been grandfathered as to their use and new applications had been denied. Issues raised in the past ranged from the size, material, maintenance, location, as well as the design/shape. The matter was tabled until Vince D'Angelo returned.

PROPERTY MANAGER'S REPORT

Bruce Buller, Property Manager presented some of the communications that he has had with homeowners. These include:

- A resident offered concern over a truck coming and going and whether the cameras at the front entrance were working. Bruce informed the resident that they were and the truck was a contractor to a resident further down the development.
- Tree trimming in the front beds would be trimmed during the winter months. This in response to a question from a homeowner.
- A car was photographed as parked on a front lawn. The homeowner was asked to complete a complaint form.
- A homeowner had their mailbox hit for the third time this year. The homeowner was advised as to the cost of moving the mailbox to the opposite side of their driveway.
- A tree by the lake was reported as having a broken branch. Its location would require a tree specialist to remove it. In discussion the Board informed Bruce to move ahead with its removal as a potential safety issue for residents. He stated that it would be done. A second tree issue was also reported in the common area and will be addressed.
- The placement of the speed bumps in the parking area by the walkway to the Gazebo presented a possible trip issue for residents. Bruce was given authority to correct the placement so as to provide an unobstructed straight access to pedestrians to the sidewalk.

Bruce provided an update on several pending services and actions.

- Aeration is planned for the end of the month (Sept 30th)
- Fertilization notices need to be sent regarding fall fertilization that is planned for the following week
- Snow removal proposals have been requested and awaiting responses.
- Pressing A Keener for payment to J&J for the repair of a mailbox that their crew hit; as well as planting shrubs previously ordered

- Moscarino is reviewing damage to a door that a resident stated that they hit with debris from their landscape work. They are also to provide a proposal to a homeowner to address a side yard issue, and will clean the gazebo for the upcoming Labor Day.
- Two road drains need a temporary fix and will proceed, while addressing the road issue next year.

Lightup Holiday submitted a seasonal lights proposal for consideration. These are the same folks that have done it in the past. The Board is in favor of the light display; however there were issues surrounding their install last year. Shawn stated that if they want our business that they need to have the lights installed and tested by November 1st with our ability to turn them on at any time of our choosing. He wants a guaranteed date. Bruce will follow up with Lightup Holiday.

Recent invoicing by Moscarino which includes a surcharge for fuel cost had been added. The contract did provide for such action, but the additional charge and fuel charge parameters were discussed in detail. Shawn Smith had been in contact with Moscarino regarding the matter.

OLD BUSINESS

RESERVE STUDY: Impact of the Bio-treatment and the Depth Study

Bob Beres had initially identified detail from our earlier depth study of the two ponds which showed that the bio-treatment on the Sunset Pond had a significant positive effect on the depth of the sediment at the bottom of that pond. That success was followed by the Board requesting that the same treatment be provided to the Sunrise Pond. The trailing depth study report also showed the start of a similar response in the Sunrise Pond. That lead to a request to Pond Control for their written confirmation of what the Board believed, which was that if the bio application were continued, the result would mitigate the need for dredging in the future. s.

The content of the June 27th Pond Control letter was discussed by the Board and Bill Hanigan was asked to assist Bob Beres in reviewing the matter with Community Reserve Specialists and its impact on the current projection of needing the ponds dredged in 1932. Reserve Specialists noted that the depth study report and subsequent information on the ponds that Sunset Pond had clear evidence of having the dredge charge removed, and that the Sunrise Pond, although having initial favorable findings needed additional time and another study before it could be removed.

The net effect is a significant positive impact to the Reserve Fund future funding needs.

NEW BUSINESS

NEXT MEETING: Date: TBA / Location: 4004 Hedgewood Drive

ADJOURNMENT at 7:47 PM:

(Minutes were prepared by William Hanigan, Secretary)