

MINUTES FOR SEPTEMBER 19, 2019

I. CALL TO ORDER ORDER/ATTENDANCE

Ted Lesiak called the meeting to order at 7:04 p.m.

Ted Lesiak – President – present

John Klein – Vice President - present

Sharon Borszcz – Secretary – present

Delmar Jones – Treasurer – present

Matt Richardson – present

Ken Schoen - present

Neil Browne - present

II. RECOGNITION OF GUESTS AND VISITOR

Brandon Crouch, resident of 4321 Fox Glen Dr., presented a packet of statistics regarding safety of playsets, pools, and other outdoor equipment in support of his request for a change in the Covenants to allow trampolines. Lesiak explained the process of changing the Covenants requires a 51% vote of the homeowners. The cost of this procedure is approximately \$1400 which must by law be paid for by the Homeowners Association. The board thanked him for his informative presentation and request. It will be discussed under New Business.

Rick Kostelnick presented his updated information regarding his work on bringing homeowners' mailboxes into compliance. He has completed 12 requests since our August meeting. He explained his drawing for homeowner reference showing dimensions pre HOA Covenants. Lesiak moved to pay Kostelnick \$250 for his drawings to be put on a pdf for our homeowners' website. Jones seconded. Vote was unanimous. Brown moved to pay Kostelnick \$300 for an "audit" (tallying of mailboxes that do not meet Covenant standards) to be completed by Oct. 17th. Klein seconded. Vote was unanimous. Browne will work with Kostelnick on finalizing this audit. The question of moving your mailbox to a new location will be discussed at the Annual meeting on October 9th.

The Board presented Borszcz with an appreciation gift and kind words of recognition of her twelve years of service. Borszcz responded she will greatly miss her fellow board members who have become dear friends and a great support to her. Borszcz also recognized she will miss many dear neighbors and friends in the community and thanked everyone for their dedication to the HOA.

Sharon Borszcz, Board Trustee and Secretary, offered her resignation and introduced Nicki Schachinger, resident of 4429 Lakeview Glen Dr., who has volunteered to run for the Board Trustee position, be the Secretary and do the Community Activities.

Jennifer Hoane, resident of 4070 Montauk Point, has also shown an interest and will be contacted.

III. MINUTES The minutes for the August 15, 2019, meeting had been electronically distributed to the board. Jones moved to approve the minutes. Klein seconded. Minutes approved and will be posted at our website.

IV. FINANCIAL REPORT

Jones distributed 1) the Huntington bank statement for 8/01/19 through 8/31/19 discussing expenditures and deposits, and 2) the Total Budget statement and 3) Huntington Business Premier Money Market statement. The HOA has a total of \$101,317.39 in Certificates of Deposits. The first CD will mature 11/19. Jones moved to put the \$51,359 into another CD for a twelve-month period. Lesiak seconded. Vote was unanimous. These records are available to homeowners in attendance at the monthly Master HOA board meeting. Lesiak moved to approve this report. Richardson seconded. Report

unanimously approved. The Board thanked Jones for his excellent work and clarity. Expenses were present: \$52 for registering our domain and \$600 for webmaster service for 2020. Klein moved to approve expenses. Browne seconded. Unanimously approved.

V. Legal Jones, Lesiak and Browne attended the Kaman Cusimano seminar.

VI. Committees

Club Liaison Klein reported there have been serious behavior problems by some club members, lack of good maintenance, and general lack of control by the GM. Arcis representative came for several meetings with club members, the GM, and staff. Our 2019 tax reimbursement still has not been paid. The club also owes for half of the dam key repair cost.

Community Activities – no report.

Covenant – Lesiak sent four violations regarding poor mailbox maintenance.

DRC – No report was available.

Lake Management – All ponds are good. Richardson requested the bill from Pond Control be broken down into specific cost categories. Richardson will contact Bill Tuchek for further clarification. Cost of \$500 - \$600 for tri annually having the pumps rebuilt was discussed. This would be good for three years with Jones Fishery. Richardson moved to allow this expense. Schoen seconded. Vote was unanimous.

Local Government – Lesiak reported that Montville Township will begin notifying homeowners if their mailbox is too close to the street. Lesiak also requested that delineator posts (reflective posts) be placed at the islands by Fennec Point again.

New Construction – Borszcz reported new constructions are progressing.

Welcome Basket – Lesiak will meet with Cindy Jones and Amy Schoen regarding the progress of welcome baskets being delivered.

VII. OLD BUSINESS

a. Richardson reported landscaping is in good shape. He move to pay Climbing Hy \$300 to remove two dead trees on Torington. Klein seconded. Unanimously approved. Richardson discussed the concern of the condition of many curbs in Fox Meadow. He will work with Chris of Montville Township,

b. Complaints from Fairway resident have been addressed. Lesiak is working with the attorney representing a Fairway homeowner no long residing in her home. He has received permission to do landscaping work with Lawn Crafters and the HOA will be reimbursed through the attorney. Lesiak will request repair work for the mailbox not to exceed \$600.

c. Borszcz and Browne met with JTS concerning the Christmas lights for all the entrances. With the new lamp posts at the Rt. 57 entrance, new decorations were added. Browne moved to allow total decorations not to exceed \$12,000. Lesiak seconded. Unanimously approved. Browne and Borszcz will contact Kristin Bishop of JTS to confirm contract and request water tight connectors be used for installations. The lighting event will be the Wed. in November before the Medina Parade of Lights. Schachinger will be making the arrangements.

d. Schoen reported new lettering for both sides of Rt. 57 entrance wall would be approximately \$825. They would be 2" larger than current letters. This issue is still in the discussion stage. Schoen will follow up. Schoen reported the dam key repair is complete with a combination for maintaining it.

e. The shredding event will be Saturday Sept. 28th from 10:00 am to noon.

VIII. NEW BUSINESS

- a. Award nomination was a gimmick!
- b. Residents had alerted the HOA of hornet's nest on club property and it was removed.

Lesiak moved to adjourn into Executive Session at 9:10 p.m. Borszcz seconded.

Lesiak moved adjourn Executive session at 9:40 p.m. Borszcz seconded.

Executive adjourned.

- c. Annual Meeting will be October 9th 2019. Candidates for board trustees: Ken Schoen and Neil Browne for three year terms.

Nicki Schachinger for a one-year term (replacing Borszcz's term)

- d. The Board discussed the trampoline covenant change request. Klein moved to deny the request. Lesiak seconded. Vote was unanimous.

IX. ADJOURNMENT

Richardson moved to adjourn at 9:45 p.m. Jones seconded. Meeting was adjourned.

Respectfully submitted – Sharon Borszcz Fox Meadow Master HOA / Secretary

**THE HOA ANNUAL MEETING WILL BE WEDNESDAY OCTOBER 9, 2019
AT THE CLUB HOUSE IN THE MAIN DINING ROOM AT 7:00 P.M.**

PLEASE PLAN TO ATTEND