

Council Meeting 9-20-21

Present: Jeff Shields, Stephanie Archer, Joan Gundersen, Barrie Denmark, Deb Bryum, SueEllen Gebbert, Mark Mauro

The meeting opened on Zoom at 6:35 p.m.

No minutes submitted to approve. Gundersen noted the minutes will keep it to motions and actions.

Landscaping: Fall Oak trimming will soon be under way. Ornamental tree trimming will be done in the spring. Last year on the landscaping contract. JML has been doing a very good job and has ways to get more for less cost to suggest.

Welcome Committee: 3 of 4 new fall residents have received their packets. Welcome committee wants to propose installation of several benches on common grounds. The Committee is planning an event in October- a newcomer. Possible Halloween event referred to committee.

Borough: Fairways is not on paving schedule for next year. Byrum did request filling of the pot holes on Village Drive. Council requested she find out about replacement of temporary patch at top of Oak Street hill.

Maintenance: 3 garage doors have been replaced. Need painting, resale evaluations done on 2. Windows replaced on one. Issues about windows (wanted windows without muntins) and trash barrels continuing to be stored in open.

Pool had some surprises. Guest fees were over \$1710 in guest fees. Issue with garbage – heavier use meant more trash and had to get extra trash cans and extra recycling bins. Had an issue with water quality. Have now had inspection for source of leak. Had an issue where residents had left breakage for attendants to pick up and were rude to attendants.

President: David Jones has taken over as property manager. Hopefully Acri will now pick up more of things we have been doing. Bruce Cosentino is fully retiring from all property maintenance. Cranberry Management wants to meet with us.

Secretary: Directory should be ready to send out electronically tomorrow.

Fairways Management Contract: Contract says they invoice every month (thus no coupon books), question about auto billing on late fees. Manager should be doing everything that Bruce was doing. Need to try to get them do everything in contract. Attendance of manager at all meetings.

Snow removal contract: Do we need private road cleared before 3 inches of snow falls? About 20 % of budget on that hill. Question about getting borough to plow. Concern about safety if condo waits until full 3 inches. Waiting for borough might mean very late clearing, it we could get city to plow it in exchange for access. Two inches can be dangerous on hill. Council voted that there would be no storage of snow removal equipment on condo property by the contractor.

New Items: Pool – new tables for pavilion. Need large tables replaced, need umbrellas, bases and lounge chairs. Filter needs to be replaced. Sue Ellen to put together a proposal. Council approved token gift cards for those who opened pool.

New Business:

Benches placed at two locations: One on Oak private road and two on putting Green. No action. Three options of benches. Proposing Trex bench for \$409. Archer moved to put aside \$500 or less for benches in locations and styles to be determined.

Trash issue: Gundersen moved we amend trash regulation to include a statement that all waste/recycling containers be regularly stored inside the unit. Regular storage shall mean at least 5 out of 7 days of a week. Passed.

Zoom meeting – question about how to get a credit card listed to pay for the Zoom subscription. Jeff to find out if we get Acri to do this?

The meeting was then opened to owner comments.

Adjourned 8:50.

Joan Gundersen

Secretary