

The Fairways of Oakmont
Executive Board Minutes
Tuesday, May 9, 2023

1. The Meeting was called to order at 7:02 pm
2. Board Members present: Mark Babuscio, Deborah Byrum, Sue Ellen Gerbert, Cindy Herbeck, Mark Mauro, Maryann Moore, and Jeff Sparks were present representing the Board. Kate Mitchell was present representing Acri Realty.
3. The Agenda for the meeting was reviewed, a motion was made, seconded, and passed to approve.
4. A motion was made, seconded, and passed to approve the former meeting minutes with one spelling correction.
5. Officer and Committee Reports:
 - a. Management - Kate reported on the Inspection from April, attached.
 - b. Treasurer - Mark M addressed some payments that were incorrectly reported in the 23-24 fiscal year.
 - i. A motion was made, seconded, and approved to move four invoices from Bartlett to the previous fiscal year and readdress the end of year report.
 - c. Landscaping - Maryann reported on the landscaping, there will be a meeting with Mike Druga from JML on Wednesday to review the community and contract. There are a number of experienced and master gardeners in the community that Maryann would like to get involved.
 - d. Maintenance - Mark B reported that three roofs have recently been looked at, one turned out to be condensation from equipment in the attic. Powerwashing is complete, and the painters are on schedule. Rick Yelley will provide pricing for the wall in the mens room. Decks are complete.
 - e. Pool - Sue Ellen reported that there is a quote for a replacement to a seal plate and pump motor, Jeff wants more information, including confirmation on the age of the pump. Opening is one week from Friday, Sue Ellen wants to make some changes to the pool information before distribution. A time will be allotted for Water Aerobics and possible lap swimming. Sue Ellen will confirm the capacity of the pool and whether the number is in the water or within the fence. After hours parties will not be advertised but possibly considered, and the guest fee policy is changing.
 - f. Violations/Sales/and Alterations - Cindy provided the attached report and spoke about working with the former Council Member and Deb on learning the processes.
 - g. Vice President - Deb provided the attached report and spoke on matters with the township, including the anticipated paving of Pinehurst this summer.
 - h. President - Jeff provided the attached report and has been working on the website, newsletter, and gutter cleaning. The Architectural Guidelines need some updates.
6. Old Business
 - a. Nancy Crouthamel was asked to take the Secretary position.
 - b. A poll will be sent by Kate to set a schedule for future meetings, Tuesdays are not ideal.
7. Old Business
 - a. Jeff spoke on risks with suppliers, and stressed reducing liability for the Association. Larger and long term projects will be contracted.
 - b. Kate from Acri will sign agreements as the Agent for the Association. Contracts supplied by the vender will be reviewed by a lawyer.

- a. Kate will ask for a \$500 reduction from BEE in exchange for the award of both cleanings this year.
 - b. The exterior vent requested by the owner of 1677 was planning to use a non insured contractor, and will be reconsidered when an insured contractor is presented.
 - c. Newsletters will be distributed through email, and the pool notice subsequently.
8. A motion was made, seconded, and passed to adjourn the meeting at 8:55 pm.

Respectfully Submitted,

Kate Mitchell
Property Manager