

The Fairways of Oakmont
Executive Board Minutes
Wednesday, July 15, 2024

1. The Meeting was called to order at 7:01 pm
2. Council Members: Mark Babuscio, Bruce Cosentino, Sue Ellen Gebert, Condy Herbeck, Maryann Moore, Jeff Shields and Jeff Sparks were present in person representing the Council. Kate Mitchell was present representing Acri Realty.
3. The minutes from the June meeting were read aloud. A motion was made, second and passed to approve the minutes.
4. Reports:
 - a. Finance – We are current on all accounts payable.
 - b. Landscaping – Maryann will confirm quotes for the wall replacement on Merion, Kate will get someone else to meet with Jeff Shields to quote other options. The issue should be voted on at the next meeting.
 - c. Maintenance – nothing to report
 - d. Pool – Sue Ellen will order a sign for the putting green, and Jeff Sparks will compose a communication about unsupervised children on the green. Pool attendants should be present during all open pool hours during the UA Open, which will need to be a budget item. The pool liner should also be budgeted for replacement next year.
 - e. Violations/Resale Certs/Exterior Alterations/Social Committee – There are no pending alteration requests, one ongoing violation and one cured violation.
 - f. Secretary Updates – The position is still open. Joan Gunderson has volunteered to update and distribute the directory. The Board decided that physical copies for all owners are unnecessary.
 - g. VP/Borough Liaison – The 3rd Monday of each month is the Borough Meeting, that date should be avoided for Board Meetings. There will be work on drainage through Dark Forest that will affect some units, but not at Association cost. Bruce will focus more on the snow removal for the private road than further pushing about the fence.
 - h. President – Noone has stepped forward to fill the Secretary position. Pool Sprinkler maintenance support and training should happen next week.
5. Current Business
 - a. A motion was made, seconded, and passed to allow short term leases per the guidelines in the documents for the 2024 US Open. Kate will send the revised Guidelines document to the Board for review before sending it to all owners.
 - b. The Corporate Transparency Act requires Beneficial Ownership Information be provided, Kate will provide more details in advance of the October Meeting.
6. A motion was made, seconded, and passed to adjourn the meeting at 9:06 pm.

Respectfully Submitted,
Kate Mitchell
Property Manager