

The Fairways of Oakmont
Executive Board Minutes
Wednesday, November 6th, 2024

1. The Meeting was called to order at 6:00 pm.
2. Council Members: Bruce Cosentino, Sue Ellen Gebert, Cynthia 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 October meeting were distributed in advance and not read aloud. A motion was made, second and passed to approve the minutes.
4. Reports:
 - a. Finance – Jeff Sparks is assisting with budget preparations
 - b. Landscaping – Fall projects are done, Maryann has a few notes for JML. Bruce was asked if the borough can collect leaves. It has not happened under previous councils and is not likely.
 - c. Maintenance – snow removal needs to be arranged, Jeff Sparks has a contact he would like to offer a quote. Ferracco’s brother can quote the access road. The 1-3 threshold for sidewalk snow removal was discussed. Jeff has a bid to raise the patio at 826 to solve the water issues. Jeff asked if the new chimney cap at 1617 was compete, Kate will confirm
 - d. Pool – The new pool liner will cost \$10-12 thousand, the sump pump will be around \$5 thousand additional. Jeff Sparks is getting an additional quote for shutting down the water at the pool for the winter.
 - e. Violations/Resale Certs/Exterior Alterations/Social Committee – An owner’s concern about the flags in the grass was discussed.
 - f. Secretary Updates – The position is still open.
 - g. VP/Borough Liaison –Bruce has not received a response from the police about parking for the Open. He would like to finalize the parking plan at the January Meeting.
 - h. President
5. Budget
 - a. The 2024-2025 Budget was discussed at length.
6. Current Business
 - a. Kate will resend the link for FinCEN Report to members who have not yet completed the reporting.
7. New Business
 - a. The flags in the grass were discussed at length. Federal law gives people the right to display the American flag and limits the ability of an HOA to prohibit displays. The consensus was that this display is not clearly “unreasonable” and therefore cannot legally be prohibited.
 - b. Berkshire Hathaway advertises a 9 day window for US Open Rentals. The Association documents specify 7, but the Board voted to allow a bonus day over the lease.
 - c. A schedule for project work should be developed.
8. A motion was made, seconded, and passed to adjourn the meeting at 7:42 pm.

Respectfully Submitted,
Kate Mitchell
Property Manager