

The Fairways of Oakmont  
Executive Board Minutes  
Wednesday, October 16th, 2024

1. The Meeting was called to order at 7:15 pm. Kate was late due to traffic.
2. Council Members: Mark Babuscio, Bruce Cosentino, Sue Ellen Gebert, Maryann Moore, and Jeff Sparks were present in person representing the Council. Cynthia Hepting attended by phone. Kate Mitchell was present representing Acri Realty.
3. The minutes from the September meeting were distributed in advance and not read aloud. A motion was made, second and passed to approve the minutes.
4. Project Approval
  - a. A motion was made, seconded, and passed to approve \$8009 in landscaping upgrades.
  - b. A motion was made, seconded and passed to approve fall gutter cleaning.
5. Reports:
  - a. Finance – The Association’s CDAR that expires soon will be renewed for 26 weeks, as this was the highest interest rate available. All invoices are paid and up to date. Kate will be more diligent about sending bills to the person responsible for the budget line before approving.
  - b. Landscaping – fall planting was approved.
  - c. Maintenance – Jeff questioned a plumbing invoice. A flagpole support has come loose, there was discussion regarding who is responsible. Jeff has one quote for concrete work though three were requested, Kate is working on gathering quotes for the sealcoating/asphalt work. Kate will work to get the Fairways request number onto invoices. Kate needs specifics for the snow removal quotes, Jeff believes an independent guy with a plow on his truck should be found to do the private road. The work at 1617 St Andrews is approved.
  - d. Pool – Sue Ellen handed over a check for the remainder of the pool fees. Income from guest fees was down significantly this year due to the change in the rules. Sue Ellen will pull together invoices for reimbursement in the coming weeks. Jimmy will be called to remove old pool furniture unless the Vets want them. Jeff Shield is calling the vets and will let Sue Ellen know if they are or are not retrieving the items. Quotes to replace the pool liner are being collected.
  - e. Violations/Resale Certs/Exterior Alterations/Social Committee – Nothing to report. The stored cars issue has been resolved for the time being.
  - f. Secretary Updates – The position is still open, a plan for collecting proxies needs to be formed.
  - g. VP/Borough Liaison –Bruce is working on details regarding street parking during the 2025 US Open. There are some old signs in the shed.
  - h. President – the violation for unit 837 Fairways is being handled by the lawyers. Eichenlaub is scheduled to winterize the sprinklers on Friday, October 18<sup>th</sup>. The Budget Meeting will be at the library on Saturday, February 8 at 1:00 pm. The annual meeting will be at the Saint Irenaeus Church Hall on Sunday, April 27<sup>th</sup>.
  - i.
6. Current Business
  - a. Federal law requires that Beneficial Owners including Condominium Board Members register. A motion was made, seconded, and passes to have Acri coordinate the reporting at a cost of \$295.00. Filing will be scheduled to happen on December 1.

- b. There are a number of late payments. Other than the account with accruing fines, it is not an abnormal number.
- 7. New Business
  - a. The first budget meeting will be Wednesday, November 6<sup>th</sup> at 6:00 pm with the next Board Meeting.
  - b. Kate will get the roof schedule to Jeff Shields, the bricks were done in 98-99.
- 8. A motion was made, seconded, and passed to adjourn the meeting at 9:01 pm.

Respectfully Submitted,  
Kate Mitchell  
Property Manager