

The Fairways of Oakmont  
Executive Board Minutes  
Thursday, September 5th, 2024

1. The Meeting was called to order at 6:31 pm. Jeff Sparks thanked homeowners who attended.
2. Council Members: Mark Babuscio, Bruce Cosentino, Sue Ellen Gebert, Maryann Moore, and Jeff Sparks were present in person representing the Council. Kate Mitchell was present representing Acri Realty.
3. Tom Dinnin from Dinnin and Parkins Assoc. spoke about the Association's insurance renewal, why costs are increasing, and the limited number of companies that are continuing to cover older Condominiums. He provided a brochure that Kate will distribute to owners.
4. The minutes from the August meeting were distributed in advance and not read aloud. A motion was made, second and passed to approve the minutes.
5. Reports:
  - a. Finance – The Association is currently around \$19,000 under the current budgeted expenditures of \$221,120 fiscal year to date. The CD's are helping increase revenue. All invoices are paid and up to date.
  - b. Landscaping – Preparations for Fall Planting are underway. The tree maintenance budget was utilized for removals and replacements so there will be no planned trimming this year. The new trees are doing nicely despite the drought over the summer due to the watering bags, which were an additional expense. Displaced boulders were reset and rocks placed at some driveway ends and around mailboxes to prevent recurring remediation expenses in those areas. Many members of the landscaping committee were present for the open meeting.
  - c. Maintenance – only 50 square feet of concrete has been identified for replacement,. The windows for the pool house should be under \$1,000. Roof replacements and resealing are under discussion.
  - d. Pool – Due to the colder weather, there will be no water aerobics this week. The pool is scheduled to close on September 15<sup>th</sup>, but can extend if weather conditions are right. The pool needs a new liner and a sump pump was recommended, the expense is being considered for the next budget year. Kate will look to see who provided the last liner replacement.
  - e. Violations/Resale Certs/Exterior Alterations/Social Committee – There will be a First Friday event tomorrow, these events have been well attended and enjoyed.
  - f. Secretary Updates – The position is still open, Arlene Sparks has been helping out.
  - g. VP/Borough Liaison – The remediation for Dark Hollow Woods is being covered by a grant and should be moving forward early in 2025. Bruce is also working on details regarding street parking during the 2025 US Open.
  - h. President – There are 4 units advertised on the website for the US Open. The website has been updated and owners are encouraged to check it out. Joan Gunderson has updated the directory and copies have been distributed.
6. Current Business
  - a. Federal law requires that Beneficial Owners including Condominium Board Members register. There are some measures in motion that might overturn this requirement.
  - b. One account has recently been settled, another is accruing fines but otherwise no accounts are over \$100 delinquent. Kate advised that if owners get a notice in the mail they understand Acri is just doing due diligence and to not get angry.

7. New Business

- a. The timber wall behind some homes on Merion experienced damage over the weekend, a replacement in that area has been under discussion looking for the best permanent solution for replacement. Three quotes had been obtained. The quote for replacement of the entire wall from JML was presented the Council. A motion was made, seconded, and passed to approve the work, which should begin later this month. Treatment for Carpenter Ants and Termites will be scheduled before work begins.

8. Unit Owner Questions

- a. An owner asked about the single white shutter, the situation is complicated and being worked out.
- b. There are some pine trees in the Dark Hollow Woods with branches overhanging the Fairways property. Some are very low and dead.
- c. An owner asked when the Fairways sign out front would be replaced. It had been tabled previously due to theft issues but can potentially be revisited. Maybe a single large sign as opposed to individual letters could be considered.

9. A motion was made, seconded, and passed to adjourn the meeting at 7:41 pm.

Respectfully Submitted,  
Kate Mitchell  
Property Manager