



Board Meeting Minutes

AUGUST 9, 2020 / 7:00 PM / VIRTUAL MEETING

Attendees

Due to the outbreak of the COVID-19 virus, the FGHOA board conducted this meeting virtually using a video conferencing tool.

Name	Role	Initials	Attendance
Subhasis Datta	President	SD	Present
Don Funkhouser	Vice President	DF	Present
Paul Witting	Treasurer	PW	Present
Carmen de Perignat	Board Member	CdP	Present
Evgeny Tsypnyatov	Board Member	ET	Present
Mike Wolmetz	Homeowner/Board Member Candidate	MW	Present
Neil Smith	Secretary	NS	Present
Scott Wertlieb	Vista Management (VMC)	SW	Present
Adam Ochner	Vista Management (VMC)	AO	Present
Bob Woods	Homeowner/AECC Candidate	-	Present
Alex Veizis	Homeowner	-	Present
Emily Funkhouser	Homeowner	-	Present

Agenda

7:00 - 7:20 PM: Opening & Ongoing Items

7:20 - 7:50 PM: Priority Business

7:50 - 8:30 PM: Ongoing Business

8:30 - 8:50 PM: New Business

8:50 - 9:00PM: Closing

Notes

OPENING & ONGOING BUSINESS

- Meeting called to order at 7:05 pm by Subhasis Datta, President.
- Motion to approve the meeting minutes from the July Meeting Minutes. Passed - see Votes section for further details.
- One remaining homeowner is yet to pay their 2020 dues. SD personally delivered the invoice to said address. If payment is not received by next week then escalation will take place in accordance with the HOA Collections Policy. PW and SW to coordinate.
- Financials - \$55k in the checking account, \$221k reserve and \$57k in the new reserve, 5k in the operating account.

PRIORITY BUSINESS

Replace Board Member after resignation

- Vice President Lee Canter tendered her resignation during the month of July. The Board is required to fill the position and propose Mike Wolmetz to take an interim board seat until such time that an election can be held. Mike was the sole nominee during the call for nominations that took place in April.
- Motion nominating Mike for the vacant board seat on an interim basis. Passed - see Votes section for further information. SD to add MW to Google Groups and Drive and BW to the AECC drive.
- SD to share CCOC training information with MW.

Replace AECC member after resignation

- LC's resignation also left the AECC committee with only 2 of 3 required members.
- CdP invited Bob Woods to join the AECC and Bob accepted.
- Motion to add Bob Woods to the AECC committee. Passed - see Votes section for further details.

Replace Entry Signage

- Quotes from Signarama have been received and are in line with budgeted amount.
- Various possibilities were shared with the Board prior to the meeting. CdP moved to vote on the Signarama sign with white lettering on a black background. Motion passed - see Votes section for further details.

Remove Bamboo

- Quote from Landscape and Drainage Services has been received, noting full removal of the bamboo backed with a written guarantee that any return of the bamboo will be treated at no additional charge by the vendor.

- 5 vendors have been approached thus far with different options presented regarding the longevity of its removal.
- Motion to contract Landscape & Drainage Services once appropriate client references are provided including property where vendor has completed bamboo eradication, as well as confirmation of lifetime guarantee on future years if bamboo returns. Motion passed - see Votes section for further details.

ONGOING BUSINESS

Refresh White Fence at 14512 RBD

- Fence was power washed by Allentuck this month; CdP liaising with paint company, awaiting weather to hold in order to perform the work.
- Homeowner has offered to supply power for the use of mechanical sanding.
- Homeowner to be notified once the date is set for painting work to begin.

Construct policy relating to HOA treatment of White Fence at 14512 RBD and FGL

- PW will share a draft.
- CdP raised that there may be some differences with the Board approach and what is contained in the Becht Engineering Study. The Board policy will seek to clearly define policy on this white fence, so that it is clear how this is to be treated and maintained.

Attend to Chain Link Fence at 14516 PHL

- Letter sent on July 6th by SW to homeowners with a deadline to remove chain link fence and replace it with an AECC approved fence by September 30th.

DEP Appeal Update regarding Stormwater Project

- The County has proposed to repair an additional 200ft of the asphalt pathway, fill any gouges and apply sealant to the entire project area.
- The County has counted 5 plants that have died that are under warranty; a final warranty inspection will take place in the Fall (before September 10) and will then work with the contractor to replace the plantings.
- The County will rectify the culvert at the Dehaven Court runoff that is currently directing water over the basketball court on its way to the pond.
- The County has offered to address the flooding of the basketball court area. County proposal to erect an 8 foot chain link fence to contain the debris resulting from flooding and spilling out into the basketball court is not acceptable as it is not in consonance with FGHOA regulations regarding fences. Potential alternative solutions to be offered by the Board on how to address. VMC and PW to find a landscaper for the area to determine the options.
- SD to respond to the County.

Complete Newsletter

- SD edits to be ready by Tuesday August 11th.

Arrange Informational Meeting

- To be held during the week of 14th September to steer clear of holiday weekend and back to school period.
- VMC to confirm availability.
- ET to arrange a conference link and dial-in and will moderate the meeting.

Transition HOA Email addresses

- SD to provide the transition plan to the Board for all 3 email addresses.

NEW BUSINESS

Consider approach to Townhome accounting

- Lengthy topic that will need further discussion - defer until next month.

Consider clearance (brush removal and debris) to right of way area on Dufief Mill Road

- CdP and SW to share additional information with the Board regarding the area in question (between Dufief Mill Road and Flints Grove property line), work needed and potential costs, both one-time and recurring.

Approach to Email communications

- A to Z Directory to be researched regarding the dispersal of homeowner information to the community.
- Board discussed potential shifts.

CLOSING

- Meeting adjourned at 9:00pm.

Votes

Motion	For	Against	Abstain
Motion to approve meeting minutes from July Monthly Board Meeting	ALL		
Motion for Mike Wolmetz to join the Board on an interim basis due to Board Member resignation	ALL		
Motion for Bob Woods to join the AECC due to member resignation	ALL		
Motion for contracting of Landscape & Drainage Services to perform bamboo removal and treatment in 4 locations in the community. Contingent on checking guarantee duration is >3 years and a	CdP, SD, NS, PW, ET, DF		MW

reference check			
Motion to move forward with the Signarama signs as presented by CdP - light lettering on dark background	SD, CdP, PW, MW, ET	DF	NS
OUTSIDE OF MEETING: Motion to approve the updated version of the Statement of Community Expectations	ALL - see Written Votes section		

AECC Approvals

Address	Approval For	Date Received	Date Approved	Status
11429 Flints Grove Lane	New Fence	07/29/2020	08/04/2020	Approved
11429 Flints Grove Lane	New Pergola	07/29/2020	08/04/2020	Approved
11429 Flints Grove Lane	Roof Replacement	07/29/2020	08/04/2020	Approved
14405 Rich Branch Drive	Deck Replacement	07/20/2020	07/22/2020	Approved
26 Rich Branch Court	New Fence	07/06/2020	07/21/2020	Approved
26 Rich Branch Court	Tree Removal	07/06/2020	07/21/2020	Approved
11613 Flints Grove Lane	Front Door Paint - #101	7/10/2020	7/14/2020	Approved
11613 Flints Grove Lane	Garage Door Replacement	07/10/2020	07/14/2020	Approved
25 Rich Branch Court	Fence Extension	07/07/2020	07/14/2020	Approved
20 Flints Grove Drive	Roof Replacement	07/13/2020	07/14/2020	Approved
14604 DeHaven Court	Solar Panel Installation	07/08/2020	07/14/2020	Approved

Written Votes

Motion proposed by Carmen de Perignat to approve the updates to the Statement of Community Expectations document. Board member votes are as follows:

On Jul 20, 2020, at 12:08 PM, Paul Witting <pwitting@yahoo.com> wrote:

Carmen,

SCE looks good, great work.

Thank you,

Paul Witting

'Don Funkhouser' via FGHOABoard

Sun, Jul 19, 1:36 PM

to Carmen, fghoaboard@googlegroups.com, Scott, Adam ▾

I approve

Don Funkhouser

Sent from my iPhone

Eugene Tcipnjatov

Mon, Jul 20, 9:04 AM

to Carmen, fghoaboard@googlegroups.com, Scott, Adam ▾

Hello, I approve

Sorry for the delay.

Thank you,

Eugene

Neil Smith <smith.almasi@gmail.com>
to Carmen, fghoaboardgoogle, Scott, Adam ▾

Sun, Jul 19, 2:20 PM

Approved

Subhasis Datta

Sat, Jul 11, 2:19 AM



to Carmen, Evgeny, fghoa@googlegroups.com, Scott, Adam, Subhasis ▾

Hi Carmen,

Sorry for the delay in reviewing the SCE as it has been very busy weeks at work and school including weekends! I have already provided all my inputs and comments inline in the Google docs document link provided.

Thanks to you for putting together a very thorough and well-researched document and the Board members making it even better with their inputs and feedback. I hope this will go a long way in homeowners maintaining their properties, seeking approvals when needed, and getting specific and detailed guidance on what is allowable or not before they move forward with their projects.

Thanks for the opportunity to review and hopefully you can move forward in finalizing the document for sharing with the FGHOA community. I hope all of you have a good weekend and continue to stay safe and healthy!

Regards,
Subhasis

'Lee Canter' via FGHOABoard

Sun, Jul 19, 8:26 PM

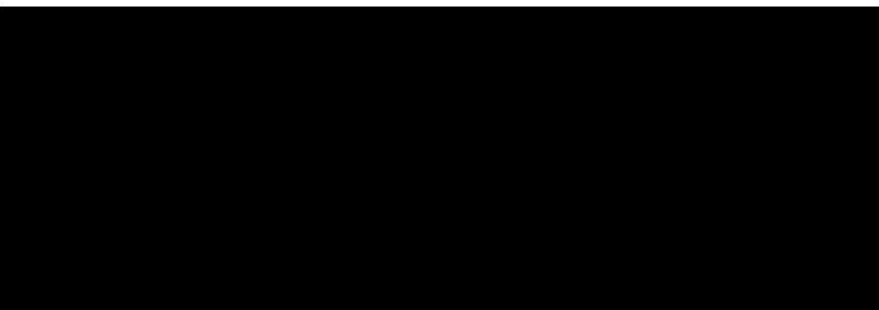


to cdeperignat@gmail.com, fghoa@googlegroups.com, Lee ▾

Hi Everyone -



I don't believe it's fair to be a part of the decisions made and not take responsibility for any feedback that may result. So my last vote will be to approve the SCEs as they were to be edited.



Stay safe and well,

Lee