

Directors' Meeting Minutes **October 2022**

October 20, 2022 / 7:00 PM / Virtual Meeting Only (Zoom)

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Meeting ID: 820 4233 4959

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Meeting ID: 820 4233 4959

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OPENING - Meeting began at 7:03 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call - **Directors Present: Vice President-Matt Sulock, Secretary-Jessica Knoll, Julie Renode, Adam Kochanski, Seth Napoli, Colleen Rini, Kathy Plebani, Michael Klapac. Directors Not Present: President-Rob Renode, Treasurer-Dawn Wolset, John Wolset, Heather Napoli.**
- Greeting – Colleen thanked everyone for joining.
- Public Comment - Colleen read the responses to summarized questions Property Owner, Mario Scelsi sent in via board contact forms online. Q: Concern over timeliness of the posting of the minutes. A: The volunteer members of the board can only post as their time is available, but no later than the day of the meeting. Board members need time to review and make edits prior to posting. Minutes are not official until they are approved at meetings. Q: Regarding pool plans/engineering drawings to be posted on the website to compare with old plans? A: Mario was given a copy of the original plans. Any other owners wanting copies should contact the office. Discussion between Mario, Colleen and Adam ensued about Mario and another property owner, Joe Bartosh wanting to compare the two sets of plans for the pool to see where the additional costs are laid out. Adam explained there is no increase in pool cost between the two sets of plans. He went on to explain the difference between the pool cost vs. fencing/courts/parking lot costs. Jessica explained that just because we are doing other improvements to the area around that pool, that doesn't mean that we are increasing the cost of the pool. Adam wanted to make it very clear that we are not incurring additional costs for the pool due to getting permits and engineered plans for the pool. Q: Posting a notice on the bulletin boards announcing each board meeting with zoom information. A: Colleen proposed we do a one-time notice about when the meetings are each month and that members obtain the zoom information via the website or the group email that is sent. Jessica made a point to express how dangerous it is to post the zoom info online and that we should make sure not to do that in the future. Adam added that it states on our website that our meetings are the 3rd Thursday of every month and has been for years now. Adam will sit at the clubhouse for the next few months for those that would like to attend in person. It was noted that besides Mario, no one has complained about not having meetings in person at the office. Q: Email notice to members mailing date. A: Notice is sent no later than the day before the meeting. This meeting notice was sent Oct 19th. Q: Having a member be at the clubhouse to broadcast the board meeting there. A: I believe at this time we don't have the technology set up to do that. It may be considered for the future. Adam will be at the clubhouse for the next few months for anyone who would like to attend. Q: Mario would like his questions/answers to be posted on the website. A: This information is on the website contained in the minutes already. Q: Concern over why we do not get a quorum at the annual meetings. A: This is a problem and we have yet to figure out how to fix it. Adam noted that since we are succeeding in our collections

efforts, more and more people are in good standing which increases our quorum number.

Property Owner Carlos Navarreto asked in the chat if the emergency access gate at the end of Panther Run Road is closed for good, or if it will ever open and who owns the empty lots. Jessica answered that the gate will always be closed as it is for emergency purposes only and that was the stipulation when we were granted permission to place the gate there. Trish jumped in with regard to the empty lots and explained that she can not give out that kind of property owner info, but if he is interested in purchasing a lot, to reach out to her. She will gladly reach out to the property owner and pass along his info to them. Carlos also inquired about the property owner who had a shed on the property and currently has items on the property. He was told that the property owner has been removing items weekly and hopefully will have all items removed very shortly.

- Approval of the Minutes for September 2022 - Colleen asked about the use of abstention instead of absent, but Jessica explained that it was only used in this instance since we were voting to approve minutes from a few months prior and the people were not absent for the September meeting, but they were absent for the meeting minutes being voted on so they abstained. Julie asked that we review the full conversation about the motorized vehicles in 6. Compliance and Controls. *Jessica motioned to approve the September 2022 minutes with the revised addition to section 6. Compliance and Controls (That section now reads: Heather didn't have any updates, but asked about a homeowner that drives their golf cart on the concrete slab to get his mail. Rob said it isn't the best idea and suggested signs stating "no motorized vehicles." Trish asked about common areas including grassy areas. It was mentioned that if you wouldn't drive your car there, do not drive any other motorized vehicles there.), Adam 2nd. Motion passed unanimously.*
- Treasurer's Report (Financials posted on website)– Dawn was not present, but Colleen noted that the financials are online and asked if there were any questions, to which, there were none.

OLD BUSINESS

- Electronic Votes since last meeting - None
- Speed Bump update – Adam - no update currently, and there will not be one until the spring. We will follow PENNDOT guidelines for paving and we are past the Oct 15th deadline.
- Status of Leslie Lane Fencing/Security/Paving – Adam - Fencing and paving is complete, security (lights, access controls, etc) will be done in the near future and should be completed by next month's meeting.
- Status of Leslie Lane Pool - None
- Rules/Policy/Procedures Project – Heather - Not Present
- Legal Review of Property Bundling - Rob - Jessica has not yet gotten in touch with anyone about the origination of the No Trespassing signs on various empty lots throughout the development. Will hopefully have answers next month.
- Status of Call Center – Rob- Not Present, but Trish noted that the call center could not provide us with the information we were looking for. Currently, if a call comes in and someone wants to leave her a message, she will get it and return the call in the morning. It is a great service to have as when people do call for bad weather/roads, or a downed tree, the call center uses the proper call tree guidelines and contacts the proper director to get the problem rectified. It was decided it is worth it to keep the call center and to remove the line item from the monthly agenda.
- Other old business?- None

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen - Looking for content and stories ASAP. Trish mentioned that a good idea would be a reminder to only park on one side of the road at a time. Adam said that he would like to make a cute illustration to show what is not ok and what is ok.
2. Recreation - Julie - September 29th was the sunflower paint night. 8 people were in attendance at the clubhouse and 1 was in attendance online. She decorated the clubhouse for halloween in anticipation of the upcoming festivities. October 27th is a Jack Skellington moon painting with the Hocus Pocus witches. It starts at 5:30 and is \$35. Please RSVP to the events@pfspoa.com email. October 29th is the Halloween party 6-8pm with a hayride. October 31st will be a trick or treat in the

development. Please email if you would like to hand out candy to be added to the map. Julie is also looking for volunteers to help out with the halloween party. Please reach out to her via email if you would like to help.

3. Pools - Seth - Pool filter for the clubhouse pool was rebuilt and a hole was found. It was repaired and working before the pool was winterized. Two quotes for the skimmers on the kiddie pool were emailed to the board a while ago, but no one replied. The quote is good till the end of the year. Adam suggested since it is only good till the end of the year we hold on to the quotes given and revisit it with new quotes in the spring. The work can't be completed at this time of year anyway. Adam also suggested that we have the contractor, Dave Woods, take a look at the situation and give us a quote since he and his employees and equipment will already be at the Leslie Lane pool. Matt agreed with his suggestion.
4. Maintenance - John - Not Present
5. Asset & Project Management - Michael - nothing to report. Colleen asked about getting a group together for reporting accuracy. Michael said it would probably be best done after the budget planning is complete as more projects will most likely be added.
6. Compliance & Controls – Heather - Not Present
7. Building & Planning - Katherine - 5 permits issued; 1 prebuilt shed, 1 deck, and 3 tree cutting. 1 permit for a dead tree was not needed.
8. Roads - Adam - nothing new to update as asphalt season is over. He will look at the road map plan for budget planning.
9. Enforcement - Adam - 13 violations; including stop signs, dogs off leash, no permits, and unattractive nuisance.
10. Operations - Collections update - Rob - Not Present, but Adam shared that while he doesn't currently have collections numbers, he met with our solicitor recently. There was some added language to our forms we are filing with the magistrate. The first 40 filings will be going in next week.

NEW BUSINESS

1. Correspondence - There was some discussion about whether or not we needed to read the correspondence since all 3 were from Mario Scelsi and his questions were answered earlier. While Mario did state he is ok with us not reading the sent in correspondence, it was decided it was best to read them anyway and look into it further on if they should be read anyway according to current procedures or if the homeowner can waive the reading due to questions being answered during earlier Public Comment. Trish went on to read the 3 board contact forms sent in by property owner, Mario Scelsi and reiterated the answers given above. It was noted that one question asked wasn't answered earlier. The question was about having homeowners attend the Annual Meeting at the clubhouse instead of the firehouse with the large crowd. The answer is that we can not do that as people need to be present and in good standing to attend and count towards a quorum and vote. Trish reminded him that property owners do have the option of filling out a proxy form to have someone else vote on their behalf. Mario thanked us for answering his questions and noted that there were 3 very similar board contacts sent with a few questions added because he wasn't sure if Trish received them. Trish reminded him that she did in fact reply to his messages with answers that she knew and informed him that the rest of his questions would be answered by the board at the next meeting on October 20th. Mario apologized if we feel like he is pestering us, and Adam just reiterated that Trish and the office are for administrative purposes and most questions can be answered by the board at a meeting. Trish will always help in any way that she can, but she is not a board member. Jessica also suggested that Mario please tell people to contact the office or come to meetings themselves instead of him always being the spokesperson as it only appears that Mario is questioning or complaining about things and no one else is. Mario thanked Adam for sitting at the clubhouse for the meeting. Adam said he will be doing it since Mario has asked repeatedly for it to be done, but also mentioned that there is a lot that goes into setting it up from our staff. They have to close the clubhouse to property owners for recreational purposes as there will be a meeting in progress and all furniture needs to be moved, tables and chairs set up, broken down, and furniture moved back after the meeting. Jessica also mentioned that no one has come into or called the office asking for

meetings to come back to the clubhouse. Mario suggested we post a sign asking for people to call the office if they plan to attend the meeting at the clubhouse so we know if anyone needs to be there in person or not. Mario also asked on a different note about the status of the road covering Adam mentioned a few months ago. Adam said he will be talking about it during the budgeting process, but it will probably not be included in this coming year's budget. He also added (going back to a question earlier answered about how to get people to show up to the Annual Meeting) that we will always be able to get people to show up for the meeting if we suggest raising the dues. When it comes to money, that is when people will show up, but the board members should never be put through the verbal abuse and personal attacks they went through last time. It is always taken as a sign that we are doing things right if no one shows up to complain.

2. Other new business - We need to schedule next year's Annual Meeting ASAP so we can get on the solicitors schedule so he can attend. Adam also mentioned that we need to schedule our budget planning sessions. He suggested we get a Q&A session planned ASAP to get our property owners thoughts, hopes, and dreams written on paper. Trish will work with Dawn, Rob, and Adam to schedule a date to then publish for the public to attend.

Meeting Adjourned - Motion: Adam - 2nd: Julie at 8:42pm