

## Directors' Meeting Minutes **April 2024**

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### **April 18, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)**

#### **OPENING**

- Pledge of Allegiance & Moment of Silence
- Roll Call- **Directors Present: President-Rob Renode, Treasurer-Dawn Wolset, Adam Kochanski, John Wolset, Kathy Plebani, Seth Napoli, Julie Renode, Danielle Wojcik. Directors Not Present: Vice President-Matt Sulock, Secretary-Jessica Knoll, Colleen Rini, Robin Wright.**
- Greeting – Rob thanked everyone for coming especially all the new names and faces.
- Public Comment - Kathy and Joe O'Donnell who are new property owners on Cross Run and plan to start building over the next year or so attended to ask questions about the building process and who is responsible for making sure construction vehicles have their needed clearance of 14 ft high and 18 ft wide on the roadway to get to their property. Their other questions included responsibility of electricity to their property and any info we can give on making the road a bit more drivable. Adam explained first that PPL will run the electric after they request service. Rob gave a brief overview of PFSPOA road history and made sure to be clear that we are aware that Cross Run is not paved and that it is on our near future plans to update the road since properties have been selling along there. Adam will be working with our paving company to get a better idea over the next few weeks of cost and what we can do in the meantime. Property Owner Mario Scelsi mentioned that he had submitted a bylaw change before the due date, but it was not included in the mailing and asked for the reasoning. Rob explained that he reached out on a few occasions to discuss the proposed change and was unable to reach him. He went on to explain that the bylaw Mario suggested is currently a very controversial topic and not something we are looking to change at this time. He went on to make plans with Rob on a time they could discuss his proposals. Mario also mentioned that the March Meeting Minutes are not currently on our website, and was told that we will look into it, and get them up asap.
- Correspondence - There were 5 pieces of correspondence received this month. 4 of which were sent in by Mary Ann Szwei, Monica Coles, Mary Gillespie, and Lucinda Koch. Those 4 all discuss different points of view of the same issue of the increase to our dues and bylaw verbiage when it comes to the \$25 increase. This topic was discussed at length starting with Rob explaining the rationale and process in which the increase occurred. He also reminded all and encouraged all to attend and participate in our yearly budget sessions. He recognized that there is undoubtedly a discrepancy between various individuals' interpretations of the bylaws as they are written. Rob also noted past meeting minutes from 1994 in which the bylaws were changed from their previously written wording of "No increase in annual dues or assessments shall exceed \$25 COMBINED in one calendar year." to "No increase in annual dues or assessments shall exceed \$25 EACH in one calendar year." The intention of the verbiage change is clear and it should not be such a continued hot topic of discussion. Property owner Bob Morgan asked if that means the assessment could possibly go up to \$75 next year? The reply was that it absolutely could according to the bylaws as written, but that doesn't mean that they will. Discussion still continued from multiple property owners on the different opinions and verbiage suggestions. There was 1 more piece of correspondence from multiple property owners (John Smolczynski, Mario & Karen Scelsi, Rachel Voulo, John Bretzki, and Michael Mahembe) who reside in the 100 block area of Cold Spring Drive. Their major concern for the past few years has been the excessive speeding on their street. They would like to request that the next location for the speed enforcement signs be placed in that area. As of this meeting, the signs have already been placed in that area and are tracking baseline data before the display is turned on. The discussion continued on different areas of concern for property owners on the meeting. There were questions pertaining to the process of issuing speeding citations and enforcement. Property owner Mike Wright asked about donating volunteer time each week to help out with enforcement.

Adam and Rob like the idea and will look into the possibility.

- Approval of the Minutes for March - *Adam motioned to approve the minutes as presented via email and on the website, Seth 2nd. Motion Passed Unan.*
- Treasurer's Report (Financials posted on website)– Dawn noted that the financials are on the website and asked if there were any questions, which there were none.

## **OLD BUSINESS**

- Electronic Votes since last meeting - There were 2 electronic votes since the last meeting.  
*John motioned to approve an additional spend of \$472.00 over the \$1,700.00 that was originally voted upon and approved to pay for the weight overage on the 2 dumpsters placed at Cross Run Rd, Rob 2nd. Motion Passed with 11 answers all in favor.*  
*Colleen motioned to approve a spend not to exceed \$1100.00 for the print and postage to mail out the Annual Meeting Community Packet #2, Rob 2nd. Motion Passed with 9 answers all in favor.*
- Bulletin Board "To Do"- There are no foreseen items to be placed on the boards for this coming month at this time.
- Speed Bump/Electronic Monitoring update – This topic was discussed at length earlier in the meeting.
- Status of Leslie Lane Pool – Adam reported that we are currently waiting on inspections, but work has been moving along and will continue to do so at a much quicker pace.
- Status of Pool Furnishings – Seth reported that the Dolfin vacuum for the Leslie Lane pool has come in. We are currently looking to get sun shades installed at both of the pools for shade areas in lieu of umbrellas. Due to staffing and pool maintenance, we will not be able to have furniture inside the pool water at Leslie Lane as originally planned. Adam noted that the cost savings in other areas will be able to cover the slight increase in furniture cost. *Adam motioned to purchase the inventoried list of pool area furniture for the Leslie Lane and the Clubhouse Pools as presented to come out of the GL#9110 and is not to exceed \$21,000.00 including delivery, Seth 2nd. Motion Passed Unan.*
- Community Watch Update – There is no update at this time, but property owner Mike Wright will meet up with Rob to discuss leading the committee.
- Annual Meeting Planning – Colleen was not present, but Rob expressed that everyone has been working diligently to get all the pieces put together for the meeting. He also gave a reminder about the picnic after the meeting.
- Mailbox Relocation – Adam needed to reapply for permits and communicate with USPS about the movement of the boxes. He also noted that we needed to get the area surveyed for the permit.
- Website Password/Security - Rob will be able to focus on this more after the annual meeting.
- Other old business? - none

## **DIRECTORS' & COMMITTEE REPORTS**

1. Communications & Marketing - Colleen not present
2. Recreation - Julie noted pictures with the Easter Bunny was on March 23rd and will be looking into possibly a summer painting.
3. Pools - Seth mentioned the topic was discussed earlier in the meeting and that the clubhouse pool is scheduled to open the Friday of Memorial Day weekend.
4. Maintenance - John spoke of normal routine maintenance, including cleaning the clubhouse and bathrooms, setup and clean up from rentals as well as storm incidents, cleaning up trash around the development, and taking all trash to the transfer station. The Cross Run Rd clean up project was completed. That includes renting two 30 yard dumpsters, filling them with tree branches and stumps that were illegally dumped, grading and cleaning up the entire area. Our second radar speed sign was installed on Cold Spring Dr, south of Fawn Rd. Our truck was inspected, motor oil and filter changed, the transmission fluid and filter were changed also we were made aware that the truck will need new rear brakes and tires before the next inspection. The plow and salt spreader were power washed and removed from the truck and stored until next winter. Our mowers and small equipment are being serviced for this season. The solar lights for Jeans Dr and Porter Dr mailboxes were measured out and marked for the permits. The permit applications were drawn up with pictures included and applied

for. Pool bathrooms were opened, cleaned and plumbing hooked up and are ready for use. Two wax rings were replaced on toilets that were leaking. Several trees were cleaned up after storms.

5. Asset & Project Management - Open
6. Compliance & Controls – Open
7. Building & Planning - Katherine noted 4 permits issued: 1 for s shed, 1 for a lot clearing, and 2 for tree removal. There were 2 permits not needed for dead trees.
8. Roads - Adam stated that he is in the last stages of creating a road plan and updating the map with specifics and pictures as in the past. There is a lot of planning going on and we hope to start ASAP.
9. Enforcement – Adam reported 2 citations issued: 1 dog off leash and 1 deck being built without a permit.
10. Operations - Collections update - Adam explained that all judgements currently have or are in the process of perfecting liens on them. There are 2 large debtor accounts that we are working on. We currently have about 60 property owners not in good standing.

### **NEW BUSINESS**

1. Motion to Cancel May 16<sup>th</sup> meeting – *Rob motioned to reschedule May's Monthly BOD Meeting to April 25th with a limited agenda for reconciliation and year end close out, Adam 2nd. Motion Passed Unan.*
2. Other new business - none

Meeting Adjourned - Motion: Adam - 2nd: Dawn at 9:53 pm