

THE RESERVE AT SPRINGTON WOODS HOMEOWNERS ASSOCIATION

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held via Zoom on July 22, 2024, at 5 p.m. via Zoom. The meeting was called to order by Al Marino, Board President. Present were Lini Kadaba, Nick Aponte, Joe Connor and Suzy Hoffman, which constituted a quorum of the Board of Directors.

Upon Motion duly made and seconded, it was RESOLVED that the Minutes of the Meeting of the Board of Directors on June 17, 2024, be APPROVED as filed.

The Board discussed the ongoing issues with Blosenski Trash Haulers. The Board is in the second year of a three-year contract. The Board APPROVED Mr. Marino writing a letter to Blosenski raising the issues around collection and customer service and the impact those issues, if unresolved, would have on the continuation or renewal of the contract.

The Board discussed McCullough Landscaping's Workmen's Compensation insurance, which appears to have lapsed for a few months. Any increase in premiums for RSW's insurance due to this would be passed on to McCullough, who has agreed to cover those costs.

Mr. Aponte presented the June 2024 Treasurer's report. He reported that as of this date, the Association had a net cash balance in its operating budget account of \$90,330.71. The Association Reserve Fund has a balance of \$119,976.00 These funds will be used for capital improvements, structural replacements (roads, retaining wall, for example) or other major repair work in the common areas of our development.

Mr. Aponte asked permission to pay the following preliminary July 2024 expenses for trash/recycling, lawn care and swale project (\$3,662.00). Upon Motion duly made and seconded, the Board APPROVED the payment of \$11,929.34 for preliminary July expenses. June's final expenses totaled \$4,241.58.

Mr. Aponte reported that the audit related to workers compensation was underway.

COMMITTEE REPORTS

Architectural and Landscaping Committee

The Board APPROVED with contingencies a proposal to use pea gravel in the back of the yard on Riders Run in place of pavers due to drainage issues. The Board has required the homeowner to place garden covering to reduce weeds and to ensure the gravel will stay contained via the use of a bonding material and Belgian blocks along the perimeter.

Mrs. Hoffman reported that McCullough will spray for grub worms in July.

Lawn aeration will take place in the fall at a cost of \$2,150. More information to come.

Mrs. Hoffman reported that branch debris on the berm has been removed by McCullough.

The swale project on common area at the cul de sac was completed. The Board thanks the Stimacs for agreeing to water the pachysandra that was planted. The Board will compensate the Stimacs \$150 for their water usage.

Ms. Kadaba reported that upon reinspection, about four of the initial 22 residents had not addressed issues found during the annual inspection. They received a second notice and have until Aug. 19 to address the issue or face a fine.

Ms. Kadaba reminded that inspection of the streetview of yards for weeds will take place every two weeks, around the 15th and 30th of the season through September. Those with weeds in the beds or tree rings will receive a weeding violation notice and have about two weeks to rectify the situation. If weeds are not removed, the Board reserves the right to hire McCullough to weed the property at the homeowner's expense. Several weeding violations went out in June.

McCullough Landscaping will provide again this year its weeding service for \$90 an hour. Homeowners should contract directly with McCullough if interested. Email: destin@dmpropertymaintenance.com.

Maintenance Committee

No report.

The Board is looking for volunteers to help with occasional small projects within the community. This allows the Board to keep dues at a reasonable rate. Those interested, please email the Board at rswwboard@gmail.com.

Finance Committee

Mr. Aponte is in the process of moving funds from the operating budget and savings account into short-term CDs on a ladder.

Governance Committee

Mr. Connor reported that attorney Adam Marcus estimated fees of \$9,000 to \$11,000 to make changes to the Covenants, Bylaws and Easements. A meeting was set for July 24 to go over questions. The Board asked that no more than \$500 be spent at this time. Mr. Connor reported that technical corrective changes can be made with a two-thirds approval by the Board. For now, the focus of changes will be technical corrective ones.

Social Committee

Ms. Kadaba reported that the committee is proposing two social events. A fall social for adults is tentatively planned for Sunday, Nov. 17. **Would anyone in the community consider opening their home for the RSW Mix and Mingle?** The Committee would take care of set up and clean up. Please contact Zofia Dripps at zdripps2@comcast.net.

The Committee also is considering a family-oriented winter event. More details to come.

The Board suggested the Committee welcome new residents with a Welcome Basket. The idea will be discussed at the next Social Committee meeting in August.

The Board plans to increase the committee's budget to cover the additional winter event, as well as the summer Block Party and the Welcome Baskets.

RFA Update

Kevin Meconi of CAMCO is leaving the company. While CAMCO looks for a replacement, please direct questions/concerns to Cindy Queen - cqueen@camcomgmt.com or Kelly O'Donnell - Kodonnell@camcomgmt.com,

Mrs. Hoffman will ask the township to trim branches overhanging a stop sign on Runneymeade Drive.

Old Business

Ms. Kadaba reported that no residents were delinquent regarding insurance documentation as of the end of June. Please remember to send homeowner insurance documentation on an annual basis.

She also reported that the Homeowners Directory is being updated. Please let the Board know at rswwboard@gmail.com of any changes to your contact information listed in the current directory.

New Business

None.

There being nothing more to report, the meeting was adjourned at 6:35 p.m. The next meeting of the Board of Directors is scheduled for Aug. 26, 2024, at 5 p.m. via Zoom.

If you would like to add an item to the Board agenda for the Board to discuss, please email the board at rswwboard@gmail.com by Aug. 23, 2024.

Respectfully Submitted,
Lini Kadaba, Board Secretary
Aug. 3, 2024