

THE RESERVE AT SPRINGTON WOODS HOMEOWNERS ASSOCIATION

The meeting of the Board of Directors of The Reserve at Springton Woods Residents Association was held on June 12, 2023, at 5 p.m. via Zoom. The meeting was called to order by Meredith Denovan, Board President. Present were Lini Kadaba, Al Marino, George Simon 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 May 15, 2023, be approved as filed.

Mr. Marino presented the Treasurer's report for May, 2023. As of this date, the Association had a net cash balance in its operating budget account of \$95,831.28. The Association Reserve Fund has a balance of \$149,957.22. These funds will be used for capital improvements, structural replacements (perimeter fence) or other major repair work in the common areas of our development.

Mr. Marino asked permission to pay the following June, 2023, expenses for trash, insurance (workman's comp, officers' liability, and association), office expenses (Zoom subscription) and a township permit/bond for tree work (bond cost will be reimbursed). Lawn care will be billed later in the month. Upon Motion duly made and seconded, the Board APPROVED the payment of \$5,693.97 for May expenses.

Mr. Marino reported that the annual audit of the Board's workman's comp coverage will take place in July.

COMMITTEE REPORTS

Architectural and Landscaping Committee

Mrs. Hoffman reported that the ALC had completed its annual inspection. Two Board members reviewed the citations. A total of 25 properties were cited, mainly for mold on half walls, chimneys, and/or house, and for faded shutters. The vast majority of the community had mold/dirt on mailbox posts, and homeowners will be asked to clean their post.

The Board reminds homeowners that statuary and other decorative items in streetview beds/yard are not allowed, according to RSW covenants. In addition, as a courtesy to neighbors, the Board asks that toys and athletic equipment be stored in the garage/house or placed in the backyard when not in use.

It was brought to the Board's attention that a home on Ridgeview had hardware that was not in compliance with RSW regulations. During the community inspection, the ALC noted other homes that also had different hardware. The committee reviewed finishes for

front door hardware and made recommendations that were more harmonious with the optional black paint of the door. The ALC recommended and the Board APPROVED the following: Front door hardware may be bronze, black, brushed nickel or brass. The kickplate is optional. Those residents who have changed the brass hardware to either bronze, nickel, or black are grandfathered in and do not need to remove the hardware.

The Board APPROVED \$1,200 to trim common area trees impinging on the roof of a home on Ridgeview Road.

The ALC welcomed volunteer **Shelly Aponte** to its committee.

Maintenance Committee

Mrs. Hoffman reported that permits have been secured from the township for common area, Phase Four tree work. One lane of traffic will be in place on Runnymede Drive during the work scheduled for June 26, weather permitting. The project is expected to take two to two and half days.

Mr. Simon reported that three bids were received for the perimeter fence replacement work, ranging from \$42,000 to \$53,000. The Board is evaluating the contracts.

Mr. Simon reported that three bids have come in for erosion control work in a common area on Ridgeview Road. The Board approved \$3,700 for Downend Landscaping to do the work.

Finance Committee

No report.

Governance Committee

Mr. Simon reported the committee met on June 6 with a focus of analyzing the bylaws and noting areas of issue that need consideration. The next meeting is July 13.

Social Committee

Ms. Kadaba reported that the wine and cheese happy hour on May 24 was well attended and all had a good time. Thanks again to the Dripps for offering to host.

RFA Update

Mrs. Hoffman reported she was reelected as secretary to the RFA.

She reported that the apartment complex expects to have its first tenants move in in July.

She also reported that the Sawgrass Valley Storm Water Project is underway.

Old Business

The Board APPROVED ordering the solar lighting for the front entrance sign.

Ms. Kadaba reported that PECO continues its upgrades in our neighborhood. Some lawns/areas, where work is complete, have been repaired. The areas with holes and red cones/fencing have a lot of rock and that has delayed PECO's work, according to the PECO contact.

Ms. Kadaba reported that several homeowners have not submitted current insurance documentation and reminders will be sent. Insurance documentation, per RSW covenants, must be submitted annually. **If you request that your agent add the RSW as an interested party, the paperwork is automatically sent to the RSW on an annual basis.** Please ensure the Board has current documentation. If documentation is not current, the RSW will issue a fine of \$50 a month until it is submitted.

New Business

There being nothing more to report, the meeting was adjourned at 6:30 p.m. The next meeting of the Board of Directors is scheduled for July 17, 2023, at 5 p.m., via Zoom.

Respectfully Submitted,
Lini Kadaba, Board Secretary
July 2, 2023