

**FAB II COUNCIL AND RESIDENTS SPECIAL MEETING**  
**FAB II TRUST REPRESENTATIVE CANDIDATE'S NIGHT**  
**AUGUST 23, 2021**

In Attendance:

Council Members:

Craig Cobbs, President

Jane Shingler, Vice President

Jane Birks, Treasurer

Jean Creedon, Secretary

Kelly Colfer, Chairperson of Grounds and Maintenance and Chairperson of Committees

The meeting was called to order at 6:08 PM followed by the Pledge of Allegiance and Roll Call of the Council.

Craig Cobbs presented the reason for this meeting, which was to explain the responsibilities of the candidate(s) for the FAB II Trust Representative and to give interested residents a chance to hear from the candidate(s). He then read the name of the only unit owner who submitted their name as a candidate: Margaret "Maggie" Murphy of 2810 Whitemarsh Place.

Maggie was then given up to five minutes to speak as to why she had volunteered for this position. She provided the following information:

In 1990, her mother purchased the unit in which now she and her sister, Jean Creedon (a member of Council) and her two nephews reside. In 1994, she moved here from Massachusetts for two years to help care for her mother who became unable to live alone due to medical issues. After her mother passed away, she moved back to Massachusetts but was a frequent visitor to the Fairways after her sister and nephews moved into the unit. In 2013 she permanently moved back to the Fairways. She stated that she has always loved the Fairways neighborhood and appreciates having a pool to frequent and the recent addition of aquarobics is a particular favorite! She mentioned her thirty-one years of experience in non-profit work involving end-of-life care for a hospice organization in Massachusetts and her current role as the Executive Director of NAMI Lehigh Valley, a mental health advocacy organization. Currently working with a non-profit, volunteer-driven, very small-staffed organization has taught her how to work with people to build consensus and to lead by example. Prior to her non-profit work she worked for two management consulting firms managing executive education for Fortune 500 companies. Among the things she learned in the business world was to understand profit and loss statements and budget sheets. In addressing how she would act as the FAB II Trust Representative should she be elected, she vowed to follow the lead of the new Council and listen to residents and Council, act in a transparent manner, and seek positive changes. She understands that the FAB Trust has serious needs regarding the funding of major projects such as the

Clubhouse balcony deck and the pool. She recognizes that there are tough decisions to be made and will elicit input from professional experts and the community to gather the information necessary to make the best decisions.

The floor was then open to questions from the unit owners and Council who were in attendance:

- Council explained that the FAB Trust consists of sections I-IV, with section V being independent although we do share some service contracts with all five sections for things such as lawn care, snow removal and garbage/recycling.
- One of the residents volunteered she was the FAB II Trust Representative years ago and shared part of her experience.
- Questions were raised about the FAB Trust implementing assessments to the sections and the number of votes by unit owners needed to pass such assessments.
- There was a discussion as to how much money the FAB Trust currently has in its accounts.
- The question was raised as to whether the FAB Trust must spend by the end of the year all the monies budgeted for that year or if money can be set aside for future use. There was a discussion about how there is a misunderstanding in the "non-profit world" that money does have to be spent, but Maggie pointed out that state and federal law state that it does not.
- Maggie was asked about her philosophy regarding immediate or long-term planning by the FAB Trust: she replied that both are necessary and to accomplish that she would get information from Council on these matters, encourage other FAB Trust Representatives to do the same, and then explore why the FAB II Council and residents feel as they do. A follow up question was asked about how she planned to work to help bring together all the FAB Trust Representatives, who apparently currently have some issues with working as a united front, and she replied that she would learn to how to integrate the personalities to develop a cohesive group and identify common ground to bring Representatives together.
- The Council mentioned that we are also to have an Alternate Representative to the FAB Trust and will explore whether that person can be appointed by Council or if they must be elected. Craig Cobbs stressed the importance of the Alternate to attend all FAB Trust meetings should they need to fill in.
- Prior to adjourning when Craig Cobbs noted that the next Council and Residents meeting would be held on September 13 and the guest speaker would be from Turfpro, Kelly Colfer asked if we could explore the possibility of making the Council and Residents meetings available to residents by Zoom or YouTube. Council will follow up on that suggestion.

The meeting was adjourned at 7:06 PM.

Respectfully submitted,  
Jean M. Creedon, Secretary

