

Fairways At Brookside (FAB) II
Council and Residents Meeting

March 7, 2022

In Attendance:

Council Members:

Craig Cobbs, President
Jane Shingler, Vice President
Jane Birks, Treasurer
Jean Creedon, Secretary
Kelly Colfer, Chairperson of Buildings and Maintenance and Chairperson of Committees

The meeting was called to order at 7:02 PM followed by the Pledge of Allegiance and Roll Call of the Council.

Secretary's Report:

Minutes of the Special Council and Residents Meeting held on February 24, 2022, were unanimously approved by Council.

Treasurer's Report:

Jane Birks reported that of the \$30,000 Council budgeted for snow removal, \$24,370 has already been spent. Council has been moving over \$3416.67 each month to the Wells Fargo Platinum Savings Account as part of the plan to build the major repair fund account. The current balance in that account is \$76,840. The checking account has a balance of \$41,073. The 2022 operating budget is \$237,000 and year to date expenses are \$47,921.25 which leaves \$225,078.75 as of February 28th. When the new property management company's contract begins on May 1, 2022, we will be paying \$1,765.50 per month instead of the current cost of \$2,252; therefore, saving \$486.50 per month for the 8 months of the 2022 Contract. In 2023, the contract will be for the entire year; therefore, the savings will be \$5,838.

Committee Reports:

Chair of Committees:

Kelly Colfer reported that there is nothing new to report at this time but in a few weeks the Committees will reconvene. She said she will be in touch with committee members by email and all are welcome to join.

Buildings/Maintenance & Grounds:

Jane Shingler, who has been working with Chairperson Kelly Colfer, gave an updated report on the tree pruning and removal and wrought iron railings. Money has been budgeted to address four tree issues, one of which is a three-year-old work order. Council will continue to work on

a long-range plan. Jane Shingler has made a map of what railings need to be sanded and repainted and Council will address as many as possible while keeping within the budget. Craig Cobbs added that he has spoken with Turfpro, and they will soon start doing edging in preparation of mulching.

FAB Trust Representative:

Maggie Murphy reported that the FAB Trust invited all four Councils to attend a meeting on March 2 to define the role of the Trust, provide updated information, and discuss future plans. All the FABII Council was in attendance. The deck on the Clubhouse has been unsafe to use and is a major hazard. Originally the project was expected to cost \$23,000 to completely replace the deck, but after consulting with an engineer who does work for Lower Macungie Township his evaluation said the deck does not need to be completely replaced and said the cost would be about \$16,000 to assure the safety of the deck and meet all code and regulations. She then updated Council and residents about the status of the sewage leak in the lower level of the Clubhouse and said that the Trust was not satisfied with the work Service Master had done and required them to return. All the costs were covered by insurance. The condition of the pool has taken up much of the Trusts work. The piping and pumps are not compliant with codes and regulations, and they have been getting quotes and will keep us posted. There were many questions which were initially discussed but then it was decided to table them for the Open Forum section of the meeting.

Old/Unfinished Business:

Craig Cobbs that Council will review the parking situation and whether to paint lines on spaces with the new management company.

New Business:

Craig Cobbs reminded residents that Council has contracted with a new property management company and our new manager, Brad Jones, was at both the January and February meetings. In February he reviewed the TOPS computer system and how it will give more control to residents.

Open Forum:

A resident told Maggie Murphy that there were "rumors" that the Trust is going to allow non-residents to rent the Clubhouse and asked if that was true. Maggie responded that it was only brought up in a Trust conversation on how the Trust could use resources to possibly raise more money to help with the major expenses. Nobody on the Trust was advocating for it and certainly before that would be done there would be input from residents, especially FAB II due to our location in relation to the Clubhouse. The repairs, not replacement, of the deck were discussed. Maggie Murphy was asked how the problems with the pool would impact the season and whether the pool would be open. Trust was not aware of the extent of the problems until contractors came to look at it. The major issue is that the pipes are too small and don't allow the water to be filtered often enough to meet regulations. There were opinions offered on how many pumps are needed to successfully clean the pool and a former Trust Representative said

that in 2020 they had approved funds for the pool to be painted in 2022 and she would like to know the status if those funds had been spent on other projects. Maggie Murphy stated that the financial reports the current Trust had been given did not indicate any funds restricted for specific purposes. When it was pointed out by a resident that there are many rumors going around about Trust matters, Maggie said she would obtain the email list and contact FAB II residents and offer her email so they can seek information directly from her.

A resident asked about a trailer that has been parked in the upper lot for several days and wondered if it was temporary or permanent. Another resident in attendance said he believes it was being used for renovations being done on a unit and Craig Cobbs said he would contact management.

Maggie was asked to look into people from Section I parking at the Clubhouse parking lot. She agreed to raise this issue with the Trust.

Other topics with less discussion included: issues at the mailbox area, potholes, proposed lock box, an estate sale held in FAB II which is not permissible, cars with expired registrations, FABII insurance, and continuing mice infestation.

Motion was made to adjourn the meeting at 8:14 pm and it passed unanimously.



Jean M. Creedon, Secretary

Minutes accepted unanimously on March 22, 2022.

