

Fairways At Brookside (FAB) II
Council and Residents Annual Meeting
May 25, 2022

In Attendance:

Council Members:

Craig Cobbs, President
Jane Birks, Treasurer (attended by phone)
Jean Creedon, Secretary

Property Management:

Brad Jones

Absent:

Jane Shingler, Vice President
Kelly Colfer, Chairperson of Buildings and Maintenance and Chairperson of Committees (met with Council prior to start of meeting but had to leave prior to roll call)

The meeting was called to order at 7:00 PM followed by the Pledge of Allegiance and Roll Call of the Council.

Presentation of Reports:

"Bo" Travis, Managing Partner of Gorman & Associates, PC, presented the FAB II Annual Independent Auditor's Report and Financial Statements for the fiscal years December 31, 2021, and 2020. The audit found no issues with the management of the financials, the books were in good order and there were no deficiencies to be reported. He explained what is audited and what are the responsibilities of management and the CPA. In the opinion of Gorman & Associates, in all material respects the financial position of FAB II as of December 31, 2021, and 2020 "all is good". "Bo" addressed two funds, the Operating Fund (such as landscaping and minor repairs) and the Major Repair Fund (specific assessment for future projects). "Bo" said that interested residents should look at page 12 of the report to view the details of the projected budget and the actual expenses. Regarding the Operating Fund, revenues were \$245,836 and expenses were \$227,443 with a surplus of \$18,393. The revenues of the Major Repair Fund were \$59,368 and the expenses were \$53,475 with a surplus of \$5,893. No taxes had to be paid. Each year, the CPA determines which of two possible forms (1120C or 1120H) is the best to go with for that year. Brad will email the report to those who prefer that way of receiving documents and mail it to the rest.

Election of FAB II Trust Representative/FAB II Trust Representative report:

Craig reiterated that there was only one candidate who ran for this position, our current representative Maggie Murphy. He then asked any in attendance who had not yet voted to please do so now, and a quorum is needed to proceed.

Meanwhile, Maggie gave an update on the pool. The FAB Trust has hired a contractor who is working on the pool and has already installed the second drain (a requirement for safe use of the pool) and is working on prepping the surface of the pool for painting. The Trust will be meeting on June 2, 2022, to coordinate the work between contractor, painter, and electrician. Once the painting has been completed, the pool will be filled, and the current pump will be tested. If the pump works, then the pool can be opened. A new pump has been ordered, but due to the supply chain issues there is no way of knowing when it will arrive. Even if the old pump still works, the new one will be installed. When asked when the pool might open, Maggie said there were too many variables to give a firm date, but it won't be before mid-June and that is if the old pump works. The Trust is also in discussions with professional pool management companies with the current cost looking to be between \$1,200 - \$1,500 per month. The Trust is also considering keeping the pool open later in September since it has been staying warmer in recent years.

Everyone in attendance wishing to vote did so and the votes and proxies received prior to the meeting were counted along with the votes tonight and the outcome was 27 votes for Maggie Murphy and there were no write-in votes. As that is not enough for a quorum, a vote will be taken again at the next meeting and Maggie will continue to serve as the representative until the outcome of that vote. A resident asked if the ballots/proxies were still good for the next election and Craig said they were not, as when we consulted with our attorney for the last election, he crafted the ballots/proxies so that they were good for the entire election process but there was confusion and displeasure amongst some residents, so it was eliminated for this election. Some residents felt that Council should knock on doors to get enough ballots or proxies and that waiting two more months is too long. Craig said Council will be following the bylaws and a second vote will be taken at the July meeting.

Open Forum:

A resident asked if Turfpro could cut the grass shorter, as she has a very small dog, and the longer grass is causing a problem. Craig and Brad will take that under advisement. A resident of Building G said that they are not trimming the grass short enough along the walkways. Council and Brad said that our waste contractor has not been able to pick up the trash on the scheduled day too often. Brad spoke with the operations manager, and they said they are having staffing shortages, which is industry-wide, and he asked them to provide notification when a pick-up will be delayed. Someone living in the uppermost part of Whitemarsh is putting trash out early, often on a Wednesday. Brad will send notices to residents who violate the rules on garbage. The resident of house number 2829 said that the wood on the exterior of her door needs to be fixed and painted. Brad will follow up with her.

There were a few comments about thistles and mushrooms blooming in the mulch that Turfpro used, and Brad noted that concern. A resident thanked Brad for meeting with him about a maintenance issue and was pleased with the result. The owner of a unit in Building J asked if

Brad would contact Brookside Country Club about trees on the 17th fairway that are in poor condition and there is a whole tree line with dead pine trees. Brad agreed to follow up on that issue. The owner of house 2829 also asked Brad to look at the tree in front of her house and he said he would do so.

Motion was made to adjourn the meeting at 7:37 pm and it passed unanimously.



Jean M. Creedon, Secretary

Minutes accepted unanimously on June 14, 2022

