

Fairways At Brookside (FAB) II
Council and Residents Meeting
May 9, 2022

In Attendance:

Council Members:

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

Property Management:

Brad Jones

Absent:

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

The meeting was called to order at 7:00 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 March 7, 2022, were unanimously approved by Council on March 22, 2022. It was discovered after March 22 that the Secretary Jean Creedon had made a typographical error in reporting the 2022 operating budget. She listed the number as \$237,000 instead of \$273,000. A motion was made to accept the revision and it passed unanimously.

Treasurer's Report:

Craig Cobbs presented the March report on behalf of Jane Birks. The CIF/Trust account balance is \$10,927.13. FABII has \$45,223.57 in our checking account and \$5,000 in the checking account at FNCB which is our account with Preferred Management. We have \$76,842.40 in the savings account. The year-to-date operating expenses are \$62,591.68, which leaves the budget balance at \$210,408.32

A motion was made to approve the report and it passed unanimously.

Committee Reports:

Chair of Committees:

No report due to absence of Chair.

Buildings/Maintenance & Grounds:

Jane Shingler reported that there is currently \$1,600 - \$1,700 needed to address the dead trees in dangerous locations. Where some trees have been removed, such as between the P & Q buildings, replacement trees should be considered after seeking suggestions from

professionals. She has identified the iron railings that need to be sanded and repainted – which is most of them - and one place where a new handrail needs to be installed. The latest round of heavy rains caused flooding/pooling in many areas and Jane suggested that extensions on some gutters might help alleviate this problem. Councilperson Jean Creedon asked if webworms would be addressed before it was too late to stop their damage and Jane said that is on the list of items to act upon. There are some units where ivy is growing on the brick façade, and it will need to be removed to prevent damage to the bricks. Turfpro will most likely be contacted about removal.

Manager's Report:

Brad Jones told the residents that he is prioritizing catching up on the maintenance that has been requested. Craig Cobbs and Brad took a walk around FAB II to identify any safety issues with trees. Brad was able to get the potholes on Whitemarsh Pl. filled and while there will need to be costly repaving in the future, he was able to “buy us a few years”. Council and Brad will schedule an in-depth walk around FAB II to make notes of safety issues and aesthetic improvements. Brad said that the drop-box has been working well, as he picked up mail on Friday and tonight there were twenty more pieces of mail already. Finally, he wanted Council and residents to know that he just got the finances from Monica of the previous management company, and she has been great to work with and they had no transition issues.

FAB Trust Representative:

Maggie Murphy reported that the entrance sign on Radnor Drive and Brookside Road is scheduled to be repaired rather than replaced as a cost-saving measure. Repairs to the deck on the Clubhouse have been completed and it is scheduled to be painted. The FAB Trust has been working diligently to find companies to submit bids to make the necessary pool repairs in an attempt to enable the pool to open this summer. Contractors agree that the pump system needs to be replaced, some contractors said that the pool cannot be brought up to code with the current filtration system unless all the pipes are dug up and replaced. However, the Trust has received a bid from a company that believes it can be successfully completed without doing so. This company, Woods Pools, has been in business for 44 years and the Brookside Country Club uses them for their pool. The work on the pool will be done in phases and the FAB Trust has signed an agreement to pay for the first step which has to be done no matter what else they encounter in the next phases: A drain will be added to alleviate a dangerous suction problem and the pool will be prepared for painting and repairing cracks. After that is completed, the next step is to refill the pool and start with the current pump to see if works to meet code. Regardless of whether it works, a new pump will be ordered as there is no doubt that the current one will need to be replaced. If the current pump does not work, it is not known when the new pump will be delivered due to the supply chain issues. The expected total cost, if the pipes do not need to be replaced, is \$47,000. The FAB Trust will pay the first \$10,000 to get the project started and is asking Sections I-IV, who make up the FAB Trust, to pay \$10,000 each for the remainder of the project.

Old/Unfinished Business:

Craig Cobbs reported that it was thought that the mouse bait stations placed by Erlich at Buildings B & Q were working. However, there were reports of mice in the crawl spaces in the B Building and then other complaints were brought to light. Craig said he will be working with

Brad to look at our current contract with Ehrlich and consider changes. It was stressed that residents should not be feeding the “rodents” (including squirrels). Craig asked residents in attendance to please let Council know if they are having a mouse infestation issue so their building can be added to the list.

Craig provided more information on the road conditions and said that we face a long-term issue, but that Brad was able to hire a company to spray patch a hot tar mix and spray it in layers to possibly buy us 3 – 5 years before we need to do complete repaving. The cost was only \$1,100.

Council is still scheduled to work on the parking problems that many residents have raised. When someone parks without other cars around them to judge the best spacing, issues do occur that cause us to have fewer parking spaces. Residents were asked to be mindful of neighbors with mobility issues that might need to park closer to their units. Painting partial lines is still something that Council is going to consider, but they will definitely paint the faded yellow lines at the sidewalks to alert residents to not park and block those egresses.

Brad is working with the contractor on the issues with the mailbox area that were not done satisfactorily in the fall and when the weather is warm enough for cement to be poured that will be addressed. Residents who strongly urge the fence opposite the recycling bins be extended were assured that is part of the plan.

Council is committed to replace the flagpole that was blown down in a storm. It seems that the most fiscally responsible option is the use the existing pole although it will be a little shorter than it was before.

New Business:

Craig Cobbs addressed the recent problems in at least two buildings that FAB II had to pay plumbers to snake the main sewage lines due to backups into multiple units at a cost of about \$1,000 per building. Residents were reminded that due to the size of the pipes that were installed at FAB II during construction, there are certain items that can never be flushed into the toilets: any feminine hygiene products, “flushable” wipes, toilet tissue other than Scott’s one-ply and not “flushable kitty litter”. Craig reminded residents to contact Brad – not call a plumber - when they have a sewage back up so that Preferred Management can decide if the problem is with one unit or if it is a building issue that requires the main sewage line to be cleared. It is not cost efficient to have several plumbers respond to the problem.

Issues with delayed garbage pickup in 2021 will be identified by Brad to find out why garbage has not been picked up on the scheduled day 4 or 5 times this year. Residents were reminded that garbage isn’t to be put out before dusk the night before pick up and to not leave dog clean up bags on the grass where it is picked up. Several dog walkers have been doing that rather than taking it to their own home to dispose of properly.

Council was approached by a resident asking how many rental units are permitted in FAB II, as she felt that too many would decrease property values. Craig reported that we have the least number of all the FAB sections, 5, and that 2 or 3 of them are rented by owners to family members. Council reported that there is nothing in the current bylaws as to how many of the 92 units in FAB II can be rentals.

A member of Council recently ran into a new regulation regarding refinancing. Due to a tragic condo collapse in Florida, the federal government is requiring Freddie Mac and Fanny Mae inspections to be performed and paid for by condo associations. However, not all banks are

interpreting this as mandatory, and some local banks are not doing so. FAB II has sought legal advice on this matter as it could be a costly issue for FAB II.

Craig Cobbs informed residents that at the annual meeting on May 25th the residents would elect a FAB Trust representative. A Candidate's Night is planned for May 19th at 7 PM at the Clubhouse so residents can hear from those who volunteer to run for this position. The Annual Meeting will also be held on May 25th at which the accounting firm who completes the FAB II audit will be in attendance to present the results of their audit.

Open Forum:

A resident questioned the signs recently posted on Radnor Dr. that prohibit skateboarding, roller blading, and scooter riding. He felt that the signs were not welcoming and disagreed with the "Fun Police" who posted them. Council noted that they had also seen the signs and while FAB V is permitted to post them on their own section, they might be out of line with the FAB Trust to post them on Radnor Dr., a shared road.

Some residents had follow up questions about plumbing issues and Brad will look at the possibility of doing preventative maintenance.

When a few residents mentioned that they either had to climb up on ladders or have someone do so for them to clear out the gutter clogs from tree debris, Brad urged them to stay off ladders and let the Property Manager and Council work on a plan to clean them. It was mentioned that it costs about \$4,000 - \$5,000 to clean out all the gutters in FAB II and about the role that over hanging branches play in this cost. Brad mentioned the possibility of seeing if gutter guards would be cost saving. Residents of Buildings A, D, E, and F mentioned problems with clogged gutters causing flooding. In particular, house number 2829 in Building A and number 2914 in the back of Building J has a problem caused by pine needles.

A resident who has used the Clubhouse for events requested that the FAB Trust purchase some better-quality cleaning items. FAB Trust Representative Maggie Murphy said that the Trust had personally experienced problems and are working on replacements.

Motion was made to adjourn the meeting at 9:38 pm and it passed unanimously.



Jean M. Crendon, Secretary

Minutes accepted unanimously on June 14, 2022