

Fairways at Brookside (FAB) II
Council and Residents Meeting
May 6, 2024

In Attendance:

Craig Cobbs, President
Kristie Galanti, Vice President
Janes Birks, Treasurer
Jean Creedon, Secretary
Kelly Colfer
FAB Trust Representative, Jane Shingler
Property Manager, Brad Jones

Arriving residents were given the chance to vote in the annual election for two Council positions and the FAB Trust Representative. The meeting was called to order at 7:04 PM followed by the Pledge of Allegiance and roll call of the Council.

Secretary's Report:

Jean Creedon stated that the Minutes from the March 11, 2024, Council and Residents Meeting had been previously approved by Council for distribution, and a vote was then taken to accept and approve the Minutes. It passed unanimously.

Treasurer's Report:

Jane Birks reported that as of the end of April our Operating Expenses were \$30,933.55 and our annuity is \$70,556 and we have about \$91,000 in Reserves. Our total assets at the end of April are \$228,995.10.

The Treasurer's report was voted on and passed by Council unanimously.

FAB Trust Representative's Report:

Jane Shingler gave an update on FAB Trust matters. Regarding the pool, a Pool Manager has been hired as well as 6-7 Pool Monitors. So far everything is running beautifully, and some tables and umbrellas have been replaced. The Trust is still working to address an adjustment to the lights on the pool at night to help prevent/identify unauthorized people in the pool after hours. Council initiated a discussion about pool tags, as there are only a few left to distribute. Jane was unaware of this situation and would try to find out where to order more. Council asked if FAB II residents without a pool tag could show ID as proof of residence, but Jane said there could be some problems with that. Brad does provide the Trust with a list of residents, but most likely renters' names would not be on that list. Council and Jane will further discuss the pool tag situation. Jane reported that the final legal cost to update a portion of the Declaration of Trust/Memorandum of Understanding was \$11,000. The Trust was able to pay for it from their Operating Expenses. The FAB I residents parking in the Trust lot at the clubhouse, tennis/pickleball courts, and pool, is still ongoing and attorneys from both sides are still working on this. The Trust rule will be that parking is only permitted for those using one of the three facilities. Some FAB I residents will be "grandfathered" in. A resident inquired about conditions at the Clubhouse, as they recently rented it and found it to be dirty and overheated. Jane said that the Trust does contract with a cleaning service, but they don't clean up after each event. She said that it's usually members of the Trust that check the Clubhouse after use and clean up what is necessary.

Manager's Report:

During the meeting, Brad was tallying votes and determined that we did have a quorum.

He was surprised as much as the residents when he found out that the township was doing sewer line work and had closed part of Whitemarsh Pl. He arrived on site and told the contractors that residents must be informed about the work and any water restrictions and then he contacted Mascaro to arrange for garbage to be collected where the trucks were not able to access. Most residents did then get notices about the dates/times of work and limited water use. Brad said that he is pleased with the landscaping work that Council had authorized be done by Turfpro and thinks it all looks very good. The mulching is finished, and he was able to work with Turfpro to do it later in the spring, so it stays fresh longer. It was noticed that Turfpro could not cut the grass where the uncollected garbage bags had been during the sewer line work and Brad will address this. Brad discussed some of the upcoming projects: replacing some of the shrubs that were removed; testing a "soft washing" of one or two buildings to see how they look and if it is successful, it will continue in phases; the sidewalk of the A Building along Radnor Dr will be "lifted" and broken slabs will be replaced; at the J Building at Unit 2912, a part of the sidewalk will be fixed where a tree root has damaged the sidewalk; and there is about \$75,000 of drainage work that needs to be done but the budget does not allow for much of that to be done this year.

Brad then thanked Kelly Colfer and Kristie Galante for volunteering to run for another term on Council and announced that they had been re-elected. Nobody put forth their name to run for the Trust Representative, but Jane Shingler had received 14 votes and agreed to volunteer for the position again and her offer was accepted with much appreciation. There was one vote for Craig Cobbs.

Old Business:

There was no Old Business to address.

New Business:

Kelly Colfer announced that with the growing number of new residents in FAB II, she would like to again propose a Welcoming Committee and is looking for volunteers.

Anyone interested please let Kelly, Brad or anyone on Council know.

Craig Cobbs said that Council will be working on the FAB II Rules and Regulations that very much need to be updated.

Open Forum:

A resident asked about some large trees that fell from the Brookside Country Club onto FAB Trust property and Brad said he has been trying to get a response from Brookside. It was also noted that either without those trees blocking airspace, or a change in the golf hole nearest to the back of FAB II, more golf balls are landing in yards at FABII. One of them even broke a resident's window. Residents are also concerned about people not obeying leash laws and one dangerous incident was shared. Any violations can be reported to Brad. Council was asked to reiterate that there is no "assigned parking" in FAB II, other than disabled persons spots. Often new neighbors are told they cannot park in certain spots, and it is done in a very unfriendly way. A resident asked if Council could look at a very large pine tree in her yard, as she is concerned it is in danger of falling. Kristie said she would look at it on her way home from the meeting. Brad was asked about the status of work orders for utility doors, and he said if residents hadn't contacted him to be added to the list they should do so. The last issue raised was problems with carpenter bees and Brad will contact Erlich.

A Motion was made to adjourn the meeting at 7:54 PM and it passed unanimously.

Council approved the Minutes to share with residents: _____

Minutes unanimously approved by Council: _____

Jean M. Creedon, Secretary