

Fairways HOA
DRAFT
Special Board Meeting Minutes
February 23, 2022

Call the Meeting to Order

The Special Board Meeting was held at the home of Denise Fell at 20827 Kaidon Lane at 10:00 a.m. for the purpose of 1) Approving the roof washing contract with Mold Manglers and 2) Reviewing the Recommendation presented by the Building and Grounds Committee for addressing the Fairways landscape needs. After the saying of the Pledge of Allegiance the Special Board Meeting was called to order at 10:02 am by President David Brendsel.

Roll Call

David Brendsel, Tom Braunscheidel, Denise Fell, Jim Ingersoll, Dave McDonald, Steve Spitzer, Tony McGarry, Michael Fell (Tony and Michael represented the Building and Grounds Committee) Director Ron Barrett was out of town and could not attend via phone due to time difference

1st Agenda Item

Director Dave McDonald provided an overview of the Mold Manglers contract which will cover the cleaning of the roofs.

- Cleaning consists of a non-pressured soft wash (Water/Cleaning agent) so procedure should not damage roof tiles. The cost is \$220 per home with cleaning to begin May 31,2022 weather permitting.
- In the past the cleaning consisted of the roof, gutters, fascia and soffits. This contract only covers the cleaning of the roofs. The washing of the soffits, fascia and gutters will be looked at next year.
- Homeowners with new roofs will be excluded from this cleaning. This was recommended by the previous Board based on advice from roofing companies and contractors. A communication was sent to these Homeowners back to October requiring their written response to exclude their home from the roof washing.
- Current list shows 56 homes need their roofs washed (2 homes are pending new roof but we don't believe they will be completed by the time the washing is scheduled)

A motion (2022-05) was made by Director Dave McDonald/seconded by Director Steve Spitzer to approve the Mold Manglers bid in the amount of \$220.00 per home to clean the roofs, as needed, of the Fairways residences. This work to begin May 31, 2022 weather permitting. This motion was approved.

Action Items

1. Director Spitzer will provide Mold Manglers with the final list of homes to be cleaned and coordinate the verification of the cleanings ever week so they can be paid every two weeks as outlined in their contract.
2. Director Spitzer to obtain required business licenses, certificate of liability insurance from Mold Manglers.
3. Communication will be sent to the Fairway Homeowners making them aware of the upcoming roof cleaning.

2nd Agenda Item

Director Spitzer provided a review of the Landscape contract extension with Pinnacle Lawn & Landscape Services, Inc.

- Pinnacle has communicated to the Board of Directors that their costs have increased and that they need to increase the Fairways costs above the 2% as written in the current contract.
- Homeowners have expressed dissatisfaction with the current services provided by Pinnacle. Concerns have been noted of their trimming, the condition of the grass and weeds in the beds.
- The Building and Grounds Committee is concerned that with Pinnacle's current level of service, Homeowner dissatisfaction will increase and in addition it could result in Homeowners getting letters from Heron Glen about the condition of their landscapes.
- The Building and Grounds Committee have researched other Vendors available in this area and while it will result in higher costs it was felt that the other Vendors would provide a more quality service. It is their recommendation that we go out to bid. Separating the lawn care from the trimming and bed weeding.

A motion (2022-06) was made by Director Steve Spitzer/seconded by Director Dave McDonald to have a meeting with Pinnacle to propose the following 1) Pinnacle and the Fairways Homeowners Association mutually agreeing to walk away from the current three-year contract with both sides holding the other side harmless 2) If Pinnacle declines to walk away from current contract, propose a 12 month contract for the minimal services of trimming, 6 times a year and bed weeding 12 months a year or 3) Enter into a 7 month contract (aligning with fiscal budget) again for the minimal services. Signed documents would be obtained to cement the agreement. This motion was approved.

Action Items

1. Directors Brendsel, Braunscheidel and Spitzer to schedule meeting with Pinnacle to discuss current/future provision of services.
2. Director Spitzer to obtain required business licenses, license to apply pesticides, certificate of liability insurance from Pinnacle.
3. Director Spitzer to confirm with Pinnacle when the February lawn services (Bed Weeding/Weeds Turf) will be completed.

Adjournment

Meeting was adjourned at 12:00 pm by Director Dave McDonald.

Minutes submitted by: Denise Fell