

**Fairways HOA**  
**DRAFT**  
**Board of Directors Meeting**  
October 30, 2023

**Opening**

The Board of Directors meeting was called to order at 10:05 in the HOA Conference room on Monday October 30, 2023, by President David Brendsel. The Pledge of Allegiance was said by all present. Directors David Brendsel, Steve Spitzer, Tom Braunscheidel, Rosemary Donoghue and Denise Fell were present. Ron Barrett had an excused absence. 10 Fairway homes were represented in person at the meeting.

The minutes from the April 24, 2023, Board of Directors meeting were approved unanimously.

**President Report**

President Brendsel announced that we lost two wonderful Fairway neighbors: James Kerschner (20720) and Carl Naghtin (20858). Our hearts and thoughts are with these families.

We welcomed two new Fairway Homeowners Gail & Gary DaRos (20740)

It was shared that our 2023-24 budget reflects a decrease from the previous year's operating budget increase of 29% down to a modest 3% increase in the upcoming FHOA quarterly dues. The assessment increased our fees \$10 per quarter from \$360 to \$370 per household.

We will continue with our current service providers; Orkin Pest Control for our fertilizing and weed control and Klopach Landscaping for plant bed weed control and tree trimming. Director Spitzer expanded on this topic during his Grounds Committee update.

President Brendsel announced that Director Ron Barrett submitted his letter of resignation from his position on the Fairways HOA Board and the Building Committee. The Board thanks him for his contributions during his tenure.

President Brendsel discussed the need for new Board Members. It is critical that we have enough people to support the needs of the Fairways community. If anyone would be interested in a Board position, please contact anyone of the current Board members. Your help would be greatly appreciated.

## **Treasurer Report**

The Treasurer's Report was given by Director Tom Braunscheidel.

- Operations were reported to be better than planned by \$5,045. (September financials)
- No FHOA Residents units in arrears
- The FHOA Board of Directors ratified Motion 2023-10 to approve the Fairways final 2023-2024 budget which was previously approved by email in July 2023. This has resulted in a quarterly increase of \$10 per household.
- Two current CD's (18 & 30 month) were opened on November 14, 2022, with an interest rate of 4.21% with an APY of 4.3%.
- Planning another CD purchase (term will be under 36 months)
- During fiscal year 2021-22 \$15,000 was moved from capital reserves to cover attorney fees and landscaping/mulching 2021-2022 expenses that exceeded the line items budgeted. Only \$7,179 of the \$15,000 was used. Motion will be presented at January Board meeting to move the remaining \$7,821 to capital reserves.

## **Committee Reports**

### **Finance**

- Committee update was included in Treasurer's update.

### **Building**

- We had received some inquiries regarding Soffit/ fascia/gutter cleaning. This service was completed in January of this year by AAA Pressure Washing. This service is provided every two years. If a resident would like an additional cleaning at their own expense, they can contact Ed at AAA Pressure Washing at 239-292-3571.
- While the painting of our homes is not scheduled until 2027, it was suggested we get a preliminary bid to ensure our painting reserves will cover the estimated costs. Director Spitzer volunteered to obtain that bid.
- Emily Dorman volunteered to chair the Building Committee
- Current Members of the Building Committee are Jim Voyles, Anne Billings, along with Emily Dorman. Both Jim and Anne were on the Committee when the homes were painted in 2017. They bring a lot of experience with them.
- Director Fell to follow up with the District (Magnolia) to see when the repairs will be done to the wall that separates some of the homes on Kaidon Lane from theirs.

## **Grounds**

- Director Spitzer indicated we are staying with our current service providers (Orkin/Klopack).
- Director Spitzer is working with Klopack to address the weed issues.
- David Klopack agreed he will be on site each month to inspect the services that were completed.
- David Klopack advised us that his team will be performing services in steps to increase efficiency.
- **PLEASE** remember, if you do not want your home to be serviced by Klopack, you must put a ribbon on your lamppost. If you have specific trees, shrubs, or plants that you don't want touched, please mark them with a ribbon.
- If you have specific concerns with your vendor services, please contact Director Spitzer or President Brendsel directly.
- Beginning November 6th, 2023 (weather permitting) the Southeast Spreading Company will be on Kaidon Lane spreading our annual mulch. They are expected to be here for two days.
- Motion (2023-09) FHOA Board of Directors ratified the previous email approval to exit the New Look Landscaping Corporation contract. The contract allowed cancellation of services with a 30-day notice. The motion was approved by all Board Members present.
- Motion (2023-10) FHOA Board of Directors ratified the previous email approval of the Klopack Landscapes, Inc one year contract and addendum effective October 1, 2023. This contract covers weed control in beds, trimming of trees and shrubs, blowing, and cleaning up. The annual cost is \$39,000. The Motion was approved by all Board Members present.

## **ARC/Grounds Violations**

- As of 10/1/2023 one resident has an open ARC violation and 10 residents have pending grounds violations. Many of the ground violations are due to weeds. Director Spitzer is working with Klopack to address.

## **Sprinkler Head Maintenance**

- As many of the Snowbirds are heading back to paradise it's a good time to inspect your sprinkler heads to make sure they are free to operate without grass and/or dirt on them and ensure they are applying water in the right areas. We also suggest that at least annually, you complete the HGRD Resident Request Form

which can be found online or outside the HGRD office, and once completed place in the file outside the HGRD Office to have them come out to your property and check the sprinkler system.

### **Grounds/ARC Approvals**

- Doing exterior work without getting required approvals from the Architectural Review Committee or the Grounds Committee could result in fines. Please make sure not to start work until you have secured the required approvals from a member of the Fairways HOA and the Herons Glen HOA.

### **New Business or Discussion**

- Director Fell asked if anyone would be interested in organizing a Fairways Block Party. Rick Scharf indicated in the past we had a potluck with participation from many of the Residents. Two years ago, we had a catered event with over 70 Residents in attendance. Unfortunately, no one volunteered at the meeting. If anyone is interested in chairing this event, please let Director Fell know.
- Director Fell asked if anyone would be interested in chairing a Fairways Bocce event. Rick Scharf volunteered and Director Fell indicated she would assist.

### **Community Discussion**

- Rick Scharf (20755) mentioned that each year a group of Fairways residents led by Mary Koenig decorate the Fairways entry for the Holiday. Rick asked that we reach out to Mary to see if anything is needed and when the decorating will take place so we can send out a communication to anyone that would like to volunteer to help. Director Fell will reach out to Mary.
- Rick Scharf (20755) mentioned that the Residents were to receive a communication if Klopach's schedule was to change so they had the opportunity to put ribbons on the areas they did not want touched. Unfortunately, no communications have been going to the residents and his shrubs received an unnecessary hearty haircut. Director Spitzer to address with Klopach and will coordinate with Director Fell so we can get these notifications to the Residents.

### **Next Meeting**

January 24, 2024, 10:00 a.m. in the HOA Conference Room

### **Adjournment**

Meeting was adjourned at 10:45 a.m. by Director Spitzer and seconded by Director Fell.