

Towns of Floribunda Homeowners Association

Board Meeting

September 14, 2011

The Board meeting was called to order at 7:40 P.M. on Wednesday, September 14, 2011 at 1125 Country Club Road by President Frank Bagnato. Board members attending include Frank Bagnato, Bill Jones, Sandy Sandhaus, Michael Staub, and Ed Slaby. Kate Richardson of the Grounds Maintenance Committee was also in attendance. The Board approved the Minutes of the meeting held July 13, 2011(motion Jones, second Staub, vote unanimous).

Treasurer Bill Jones reported that the Financial Report as of the end of August had been posted on the Association web site. The balance in the report was \$3,000 better than the account as of the end of August, 2010. Bill stated that Association dues for the fourth quarter are due by October 1.

Bill stated that the Association 2010 accounts had been reviewed by Wiedeman and Douty, a public accounting firm in Lemoyne. Their report was favorable, stating that they found no material modifications that should be made to the 2010 financial statements.

Bill Jones stated that a contract with Napoli Landscaping for lawn services in 2012 had been signed and accepted with no increase in cost.

Upon motion of Ed Slaby, second by Frank Bagnato, the Board voted unanimously to accept the Treasurer's report.

Kate Richardson reported that she had received a complaint from some residents living on Country Club Road about the lesser amount of tan bark mulch that had been placed around foundation plants in front of their residences, compared to the amount received by other homeowners. Kate stated she had discussed this complaint with Joe Napoli. She has also received complaints that lawns are not

being cut every week. The Board discussed the instructions that Napoli has been given this summer, to the effect that grass in the front of homes would not be cut any lower than 3 inches during the hot dry months. This becomes a judgment call from week to week, and Kate seeks guidance from Board members as to whether the lawn service should cut lawns that week. In some cases a week is skipped because of less growth in the previous week. Other weeks the cutting schedule is interrupted by rain and Joe is not able to get here until the following week. Kate will continue to work with Napoli to see that proper cutting takes place.

A resident has found a problem with a tree in the front of their home which will likely result in cutting down that tree and replacing it. At this time, the Association has no set standard for the type or variety of replacement trees. The Architectural Control Committee will be asked to come up with a policy for such replacements.

The Board voted to accept an offer by Kate Richardson to donate a park bench to be placed in the common area of Tuscany Circle. Kate also received approval to remove the stump of a downed tree and reseed with grass in the common area; the tree may be replaced if that is necessary.

A resident has requested that the Association pay for storm clean-up and fallen trees from a recent wind storm. The Board has adopted a policy that storm clean up on property other than in a common area is the responsibility of each affected homeowner.

A resident has called attention to a roof leakage that had been fixed, but which may affect other homeowners. The leak was found in the roof boots at the base of plumbing and ventilation pipes exiting through the roof. These metal boots may deteriorate over time and allow rain to enter through the roof. The names of contractors who may be called to do such repairs will be placed on the Townes of Floribunda web site.

Sandy Sandhaus reported that the Annual Social was a nice get-together for those who attended on September 11. Thanks to Sandy and Gayle Leader.

The Board had a brief discussion of the proposal to adopt a new Covenant concerning parking around Tuscany Circle.

The Board discussed the upcoming Annual Meeting of the association which will be held Wednesday, October 25 at 7:00 P.M. in the Shaner Senior Center at the East Pennsboro Township Office. Members will receive a packet of information in advance of the meeting. The proposed 2012 Budget which was approved by the Board will be included in the packet for your review. The membership will vote on whether to adopt it at the meeting. Included in the business to be done at that meeting will be an election of Board members for 2012. Several of the currently serving Board members have indicated that conflicts with work and other activities will preclude them from continuing on the Board for another year. In addition, Bill Jones has indicated that he is willing to step aside to allow a new Treasurer to be elected. Please contact Bill if you are interested and he will review the related duties with you.

Members are urged to volunteer to be nominated for these open positions. Volunteers keep property values up and Association dues down. Volunteers are also needed for Board Committees.

There being no further business, the meeting was adjourned by President Frank Bagnato at 9:50 P.M.

Presented by Ed Slaby

Secretary