

## Board of Directors Tuscany Estates

### Meeting Minutes

February 26, 2019

1. Call to Order/Roll Call 7:08pm – All board members present, including Aimee from CMP.
2. Approved Minutes from August 14, 2018 Meeting – Vote 5-0 in favor of approval.
3. Board Reports:
  - JML, our landscape company, will be conducting spring cleaning (common and common wall areas); picking up debris, leaves, etc., followed by edging and mulching of beds. The Board has requested pricing from Avacoll for power washing and painting of flashing on the remaining 32 common wall units that have not had this done yet. Depending on cost, some will be completed this spring and remaining either this fall or spring 2020. Residents affected will be notified 30 days prior to work. Fall 2018 we had Avacoll inspect every common wall unit roof to assess life, wear and fix any minor repairs that were needed, clean the gutters and they graded all roofs an A. There were minor repairs done to majority of roofs and gutters but overall the life/condition of the roofs are very good.
  - Board advises residents that if you are having trouble paying your monthly dues to please contact CMP. They will work with you to avoid unpaid dues turning into fines and legal fees.
  - Garbage is not being secured when taken outside for pickup, thus, there is garbage being found around the neighborhood and on the hillsides. The Board is requesting bids for cleanup and brainstorming ideas on how to prevent this in the future. Asking all residents to be mindful when putting trash out, to use bins with lids, secured bags and please weigh down/tie boxes.
  - JML was retained for the 2019 landscape season. Residents are reminded if you have any issues regarding damage to your lawn or elsewhere, to please contact CMP immediately, when the damage occurs.
  - Newsletters were sent out last month with information the Board wanted to communicate to residents. Newsletters can also be found on our website. Ideas for an email list for contact were proposed by residents to avoid the cost of mailings.
  - Welcome packets including welcome letter, rules and regulations fact sheet, repair/replace matrix (common wall units) and architectural guidelines have been put together and will be given out by a Board member to any new residents.
  - Minor updates to rules and regulations and architectural guidelines have been made (2/1/19) and updated documents are found on our website.
  - Union Township wants to work with Maronda Homes and allow sewer taps to be issued for the empty lots on Viareggio. Ultimately the Township decided against that, pushing Maronda Homes to go after Quaker Engineering. There is a new housing plan going in at the Mineral Beach property on Route 88.

#### PUBLIC COMMENTS/QUESTIONS:

- A resident is concerned with large trees surrounding their property and what would happen if they fall on homes. CMP advised resident that if tree is on common property that falls and causes damage the master insurance policy would cover that. CMP advises residents if a rotten or damaged tree is found in the neighborhood to contact them to let them know.
  - Multiple residents raised concerns regarding neighboring homes/lots to our community that need cleaned up, if there is anything the Board can do about that. Board advises residents to contact the township and see if clean up ordinances apply.
  - A resident asked if a bid could be given for power washing single family homes if Avacoll is in the neighborhood working on common wall units. Board advised there was information given out last year regarding this in the newsletter and can be requested this year also. Residents are encouraged to call CMP for Avacoll information.
  - A resident asked if there is a timeframe on when the pool and clubhouse will be available to the community. Board advised there is still a lien on the property and therefore we are unable to take over. Resident stated their home was advertised as having a pool and clubhouse on real estate listing. Board member states unfortunately this has happened a few times and realtors should not be advertising false information. CMP suggested that homeowner get in contact with realtor to discuss misrepresentation.
  - A resident asked if the salt/plow truck could come earlier in the morning as they leave for work before the roads have been cleared. The board advised them the township maintains the roads and if there are issues or questions to call the township.
  - A resident asked in regard to the budget, what the 2018 “other exterior repairs” line item is. CMP responded that was for powerwashing and painting. Resident asked why not a more specific line item and why was it over budget. CMP said that technically it was not over budget because there had been money left over from 2017 and the line items can’t be changed. They also asked if landscaping for common and shared wall areas should be similar amounts and a Board member clarified that the breakdowns are close.
  - A resident noticed the landscape company was on property recently and CMP said they could of been here for 2 reasons, bid on tree cleanup or plan their spring cleanup.
  - A resident heard the pool only has a 37 person capacity. Board advised when we gain ownership of the pool we as a community will discuss our options on going forward.
  - A resident asked who will be responsible for ensuring safety of children in the pool. CMP advised the pool can be monitored or unmonitored and that will be a decision along with others that will need made.
  - A resident asked if TruGreen will be doing the lawn treatment again this year. A Board member replied that yes they will be doing it like prior years and should be coming out sometime in the next month or so.
4. Adjournment – motion made by Jim Walsh and second by Pete Guido @ 8:05pm.