

Tuscany Estates HOA September 2022 Meeting

Date: September 20, 2022

Time: 7PM

Abbreviations: QE = Quaker Engineering; AP = Alpine Pools; BOD = Board of Directors;
HO(s) = Homeowner(s); WM = Waste Management; HOA = Homeowners Association; w/ = with

- 1.) Meeting came to order at 7:03PM by HOA President Lisa Manion.

In Attendance: Roll Call; President Lisa Manion, Vice President Pete Guido, Secretary Tara Cerutti, Board Member JoEllen Meek available through Zoom, CMA Aimee Hennemuth; Not Present - Treasurer Elise Navarro.

- 2.) Treasurer's Report

All Residents were informed that the Reserve Fund has \$461,766.53, the operating cost for the single-family homes is \$16,105.22, & the operating cost for the shared walls is \$27,667.93.

- 3.) Secretary's Report

- A. All Board Members received a copy of the June 2022 meeting minutes & all board members that were present approved the June 2022 Meeting Minute notes.

- 4.) New Business

- A.) Quaker Engineering

Residents were informed of:

- 1.) It currently appears that Quaker Engineering completed all of the repairs on the Clubhouse which was listed on the inspection report from 2 years ago. Note: No Re-inspection has occurred yet to date.
- 2.) The only work left from the inspection list is the pool (Pool is approximately 8 yrs. old), which is what is holding up the transfer of the Clubhouse & Pool to the HOA.
- 3.) Residents were informed that the Pool & Clubhouse are a part of one parcel & therefore, the Clubhouse & Pool must be accepted together.
- 4.) Quaker hired Alpine Pools to clean the Community Pool this past summer. When the pool was opened, there was sludge throughout the pool w/ dead animals.
- 5.) Alpine Pools reported multiple spots of separation in the fiber glass & advised one of our board members, who was present at the time, that the pool should be inspected by a pool company who is certified to do so, and that it might be difficult to find a company to perform this inspection.
- 6.) HO's were informed that QE installed the pool themselves 6 years ago. Since QE installed the pool, it may be difficult for them to provide an installation warranty on the install and/or the fiberglass surround itself. There are companies out there that will inspect the pool, but the outcome could be extremely costly to QE and/or the association.

B.) Union Township Update

HOs were informed that Tuscan Estates BODs have been trying to get on Union Township's agenda since May 2022 & still haven't been successful in getting on the agenda yet. BOD wants to get information about Quaker Engineering & to get the ball rolling on getting the liens addressed on the Clubhouse & Pool w/in our community as well as finding out if there is a deadline for QE to complete the repairs at TEs to get the road, etc. turned over to the township.

One HO asked why the township isn't accountable about QE in regards to getting our community roads, sidewalks, etc up to Union Township standards.

The BOD responded that we are aware that the township has dropped the ball in the past & that Union Township is accountable for QE. However, the BOD has inquired w/ our legal advisor from day one. We do have the option to sue the township but the outcome could take years to resolve & would take lots of money in legal fees & the result could be exactly the same as where we are today. The township has since established an itemized list that QE needs to resolve before any sale to Maronda can take place. Some of these items are the topcoat on the roads, ADA compliant curbs, ramps, sidewalks, crosswalks, street signs, street lighting, & storm water control.

C.) Roof Inspections

All Residents were informed that Avacoll did the roof inspections & the gutter cleanings. Avacoll rated all the TE's shared wall roofs as a B or above. A roof rating of C is the worst rating that one can get & none of the buildings received a C rating. Reserve study states that roofs should start getting repaired by 2024.

D.) Spring 2023 Maintenance Inspection / Avacoll Work

HOs were informed that the first Patio Home buildings particle board over hang needs to be replaced since the HOA has repaired them multiple times & therefore, BOD has decided to repair these over hangs w/ aluminum instead of repainting them yearly. Some Cinque Terra buildings need the garage trim repair as it is breaking down, therefore the Budget Committee needs to allot more money for these repairs in next years budget.

E.) Budget Committee / Board Meeting

Residents were informed that the budget committee will be meeting next month (October) to discuss the 2023 Budget & the Budget vote will happen at the November 15, 2022 meeting. BOD asked any residents if they were interested in joining the budget committee to talk to Pete Guido so that they could be included in the email chain & the budget committee meetings. Also at the November meeting, there will be 2 Board of Directors seats up for re-election this year & residents were informed that at least one of the seats voted upon has to be a single-family homeowner per the bylaws.

F.) Waste Management

All Residents were informed that Waste Management will be switching over to a contactless pickup starting in February 2023 & WM will be giving all HO's one (1) garbage can per household. If HO's want an extra garbage can, they will have to pay for extra garbage cans. Residents were also informed that if you place an extra garbage bag next to the new garbage can, it will not be collected as no WM personnel will be getting out of the truck to pick up additional garbage bags. Therefore, you would need an additional garbage can if you have more garbage than what fits into one garbage can. Additionally, all HO's were informed that Senior Citizens receive a 10% discount from WM if they are over the age of 60, but must call them to inquire.

G.) No Solicitation Sign

Residents were informed that a small No Solicitation sign has been posted at the entrance of Tuscany Estates & the reason it was posted is so that no one comes into the TEs to solicit their businesses, such as Verizon, Aptive Environmental, & paving companies, etc.

H.) The Date of the Next Meeting is November 15th at 7PM at the Union Township Municipal Building.

I.) Open Forum

A.) Residents were informed that there will not be any more food trucks for the 2023 Season as it is getting harder to accommodate them. BOD thanked Barb Stover for her time in scheduling the food trucks this year.

B.) One HO asked how to get new windows from Andersons & BOD responded that there is a certain number to call & stated that they would get the updated number back on the website for the residents to use.

C.) One HO asked about Waste Management & asked if the price of the new garbage cans would increase the price of the waste pickups & asked what the exact pickup times are. BOD informed HO to check the WM website for prices & to check the WM website to get an updated garbage pick up time.

D.) One HO asked if there could be something done w/ parents standing in the streets & the cars lining up for the bus in the mornings as it makes it difficult to access the road out of Cinque Terra & Viareggio. BOD stated that they would look into it & would talk to some of the parents to see what they suggest.

J.) Adjournment occurred at 8:07PM.