

The Enclave at Belle-Aire Condominium Association Annual Meeting Minutes

Date: 11/13/2023

Attendees: Ann Marie Fahringer, Property Manager (RMM)

Board members - Phil Reich (President); Karen Sabatino (Vice-President/Secretary);

Neil Swartz (member at large)

13 Residents in attendance

Location: Upper Dublin Library Auditorium

Meeting called to order at 6:35 PM

A. Election

Current board member, Phil Reich, is seeking re-election. No other nominations were submitted. Homeowners attending the meeting were asked to complete a ballot if they hadn't already submitted an absentee ballot. At the conclusion of the meeting, after votes were tallied, Ann Marie announced that Phil had been re-elected for another 3-year term.

B. Contract Status

Currently, there are several contracts up for renewal. Contracts are renewed every 2 or 3 years. Ann Marie has negotiated a below average percentage increase for the best prices for 2024.

It was noted that the contractor for insurance was incorrectly listed as CAU. The current contractor for insurance is Philadelphia Insurance.

C. Committee Membership

The Architectural Committee has been a tremendous help to the board addressing numerous projects within the community. The committee currently consists of long-time members Mark Feldman and Howard Becker as well as Adam Vanaken, who recently joined the committee.

D. Landscaping Report

Board President Phil Reich noted that we have received positive feedback on the landscaping improvements. He explained that funds budgeted for snow removal in 2023 were re-allocated towards landscaping to continue to plant trees and shrubs lost during the tornado.

Phil mentioned the recent free tree give-away sponsored by Upper Dublin Township. Homeowners are greatly encouraged to participate in all future give-aways as this helps keep our costs down when it comes to tree replacement. Buccafuri landscaping determines where to plant the trees based on where the greatest need is.

E. Financial Status

1. January 2023 – September 2023

The budget comparison report which was attached to the meeting agenda serves as a record of spending for year to date based on each line item.

We are currently budgeted accordingly with one exception which is snow removal. As mentioned previously, funds originally budgeted for snow removal were utilized to pay for continued landscaping needs.

Phil also noted the increase in actual legal costs over the budgeted amount, which is hard to predict and is dependent on several reasons of which Phil listed.

2. Capital Reserve Status

Reserves continue to grow, increasing from \$58,000 last year to \$81,000 currently. Spending to date included seal coating the streets, sidewalk repair as well as fees to support PA Act 115. Ann Marie is hoping that next year the reserves will be over \$100,000 as there are no big expenses anticipated for 2024.

Doing a Reserve Study at this time is not recommended or necessary – it would cost at least \$5,000 to \$7,000 and require Belle-Aire's involvement.

3. 2024 Operating Budget

The contracts for most vendors are up for renewal in 2024 with many of them increasing their prices. Line items expected to experience the greatest increase include insurance and waste removal.

To accommodate the increasing costs, the Board is proposing to increase monthly fees by \$15. Beginning in January 2024, monthly fees will now be \$265/month. (6% increase over previous year).

F. Old Business

Generators – The Board approved a vote from the Community to allow middle units the ability to place generators on common property. Two extensions were approved to obtain more votes. Ultimately, the vote did not pass.

1. **Electric vehicles/ Charging**— Regulations require an Architectural Change Request approval documenting installation by a certified electrician and UD Township permit. Vehicles must be charged outside in the driveway and not inside the garage.
2. **Insurance Recoverable Depreciation** - anyone who continues to replace or repair roofs, gutters, and any other item damaged in the 2021 storm, please continue to submit to Ann Marie, all invoices, canceled checks, and or credit card statements for work completed.
3. **Street Seal Coating** – this is completed approximately every three - five years. The coordination of this project is extremely challenging. Except for a few glitches, the work was completed in a timely manner.

G. New Business

1. Sidewalk extension Belle-Aire entrance

Board members from both communities met to discuss the front entrance proposal. To extend the sidewalk, it was determined that the following would need to be addressed: removal of gate, pavers, as well as the need to address irrigation and fire hydrant. The total cost for just the concrete was estimated at \$20,000. It was determined that a special assessment would need to be assessed to all homeowners to cover the cost of this project. For the safety of everyone, it was jointly agreed-upon, before moving forward with expenditures, to develop a crosswalk, adjoining the two sides along with the installation of signs. The crosswalk was installed after the paving of the development was complete. Both the Enclave and BelleAire boards will continue to monitor the situation to extend the pavement.

2. Dedicated streets Upper Dublin Township

Our development was not built to the standards required by the township; therefore, dedication of the streets is not possible. No additional effort will take place.

3. Grading Issue on Manchester

Observation was made of the pooling of water by Bolton and Manchester. The water has not revealed a hazard to date; however, the Board will continue to observe the area for water not draining properly and causing potentially icy conditions in the winter.

4. Lighting Manchester Island

The board continues to monitor all roads and sidewalks as a matter of safety. It was noted that the lights and irrigation were out on Manchester Island between Sumter Place and Chatham Court for several weeks due to an electrical malfunction. The issue was not reported to the Management company. Once reported, the electrician addressed the issue immediately. Any time a light or something is not working properly within the community, please report ASAP to Ann Marie.

5. Solar panels

Our rules and regulations do not allow for solar panels in our community. It would require a vote like the one we conducted for the generators. The Board has opted not to pursue this further due to the additional cost to everyone and to keep the community uniform.

6. Composting.

Our current waste management company does not accept any compost.

H. Open Forum

1. A homeowner asked what percentage of recyclables are being recycled by the waste management company. He wondered whether we are paying too much if the company is not actually recycling very much.

- As a follow up to this question, Ann Marie contacted the waste management company who told her that there is very little difference in recycling cost versus trash costs.
2. A homeowner questioned the continually rising monthly dues. Ann Marie and Phil both went into a detailed explanation as to why an increase was warranted this year. The increase in services and products that began with Covid continues to rise greatly.
 3. A homeowner questioned where the Reserve fund was invested. Ann Marie explained the Association is considered a commercial account; therefore, rates an individual obtains will be different. The investments are kept in a money market account at Tru Mark Financial. Prior to the tornado, funds were also invested in CD's; however, the funds for tree removal from the tornado exhausted the overall account. We are currently rebuilding the account and Ann Marie said we should be able to transfer part of the money market funds to a CD in 2024.
 4. Regarding the crosswalk, a homeowner suggested putting up stanchions along the side of the entranceway to create a designated walking area. It was noted that the driveway is not wide enough to safely accommodate a walkway and a vehicle.
The installation of a speed bump was also suggested, to slow vehicles down to ensure the safety of walkers. Ann Marie commented that Belle-Aire is also thinking about this possibility.
 5. It was suggested that the community inquire about planting wildflowers instead of grass in the area in rear of Victoria and Chatham. This could reduce the cost of our grass cutting fees. The state is possibly offering between \$2000-\$5000 an acre to convert land into wildflower areas. Resident Ken Hall offered to do research this spring on it.
 6. A quick summary of PA Act 115 was given by Phil. Ann Marie stressed that the homeowners need to indicate their approval that communication by email is OK. This will ultimately save on mailing costs. It was suggested that another poll be sent out to homeowners as not everyone has indicated their preference yet.

I. Adjournment

The meeting was adjourned at 7:55 PM.