

## The Courtyards at The Links HOA Executive Board

### Meeting Minutes

May 2, 2018

Present: Bud Vance, Karen Landry, Russ Arrighi, and Dennis Bowman

Next meeting: TBD

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### **Discussion**

The meeting was convened at 1:30 PM at the Community Center library. Purpose of the meeting was to discuss routine monthly HoA business.

### **Actions**

- A. Dennis reviewed the financials. The Accounts Receivable balances look very good. Only a few delinquent accounts. Dennis pointed out that our electrical maintenance budget will be exceeded at the current rate of expenditures. At the annual meeting it was decided that we would do a mass repair on the street lights. The lights in Battery Ridge have been upgraded.
- B. E-mail was sent to the residents reminding them to please use the Courtyards e-mail in lieu of individual e-mail for HOA related matters.
- C. Update on Developer Due Outs NLT 1 June.
- D. Developer will be adding sand to Chamberlain Courts soon to tighten pavers. He is responsible until it is accepted by HOA. Prior to acceptance, he will complete repairs to get all pavers properly tightened and filled with sand.
- E. There have been four (4) resale contracts approved for sale within the past month. This is great news.
- F. Bud will not be available 3 May -3 June. Russ will take on the interface with Paul Malat for his pending work for both CY and M, interface with Brightview for lawn care matters. Karen will serve as Proxy for Master Association matters.
- G. A total of eight (8) street lights will be installed, seven (7) on Chamberlain Court and one (1) on Clubhouse Drive near the access road between 95 and 105 Clubhouse Drive
- H. Additional flowering trees and shade trees will be planted to complete Developer Requirements for Phase 1C of the Courtyards. Affected homeowners will be separately notified of additional trees, if applicable.
- I. The missing cherry tree in Penn Ct will be planted in May 2018. This delay was the result of nesting mallard ducks last year.
- J. Due to the excessive amount of dying plants in the Battery Ridge Island, the Board approved a plan to remove dead and dying plants and landscape portions of the island.

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- K. The small area near the vicinity of entry to Freedom Court damaged by a TruGreen spill during treatment last year will again be repaired and re-sodded

#### Master Association Update:

- A. Contracts have been signed for pool maintenance for 2018.
- B. Statement of work has been approved for lifeguard duties.
- C. Pool Spa has been resurfaced.
- D. Pavers within the fenced and accessed areas of the pool will be cleaned and re-sanded as needed in early May 2018.
- E. Three (3) new handicapped parking spaces utilizing pavers scheduled to be completed in May 2018.
- F. Flowers will be planted during May 2018 at the entrance to Clubhouse and Battery Ridge Drives.
- G. The Links Sign at the entrances will be repaired and painted during May 2018.

The meeting was adjourned at 4:00 PM.

Respectfully submitted,

Bud, Karen, Russ

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