

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
August 25, 2021

ORDER

The Barron Square Board of Directors Meeting, which was held via Zoom and on site at the clubhouse was called to order at 7:11pm. Board members in attendance were Anton Nemychenkov, Richard Evans, Ruth Lowry, Gretel Hilbing and Chris Grillone. Joseph D'Agostino represented PML Management Corporation.

AGENDA/CALENDAR REVIEW

- The Board reviewed the Agenda and Calendar.

HOMEOWNER FORUM

- It was noted that there are some missing roof shingles around the buildings. It was requested that PML contact

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the June 16, 2021, meeting minutes as written.

REPORTS

Treasurer – The Board reviewed the July 31, 2021, financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,590	409,822	409,906	(84)	702,697
Total Maint. & Repairs	9,198	66,997	92,505	(25,508)	158,590
Total Utilities	6,597	31,710	36,932	(5,222)	63,320
Total Admin. Expenses	12,983	88,394	87,150	1,244	149,411
Operating sub total	28,778	187,101	216,587	(29,486)	371,321
Total Reserve Expenses	2,393	21,327	541,443	(520,116)	928,195
Total Expenses	31,171	208,428	758,030	(549,602)	1,299,516
Total Assets		2,002,731			
Total Liabilities		75,283			
Total Fund Balances		1,927,449			

It was reported that the Association is on budget for the fiscal year.

Committee Reports:

Architectural – The following architectural requests have been submitted for review:

- None at this time

Landscaping – The following proposals have been submitted by Loral Landscape.

Large tree trimming for roof clearance and pine tree over the tennis courts. Total cost is \$2,416. On a motion duly made and seconded and passed by unanimous vote, the Board approved this work to be done.

It was requested that PML reach out to a homeowner regarding watering around her home.

Possible removal of the paving stones where a homeowner fell. It was also requested that PML let this owner know that if she would like to install a concrete path it would be ok to do so but at her expense.

Pool/ Recreation – It was reported that American Leak came out to see if they could locate the leak in the spa. We are pending that report. Paco Solar came out on 8/17 to fix the faulty sensor on the solar pool heating system.

Adjacent Property – It was noted that there is no activity on this issue.

Manager's report/Action List review –

- Proposal from PML Maintenance to perform balcony repairs at unit 4108 for a total cost of \$3,050.00 On a motion duly made and seconded and passed by unanimous vote the Board approved this proposal.
- Tennis court net was tightened by PML Maintenance.
- No parking sign was moved and corrected on the back gate.
- PML completed the red curb painting but when preparing the proposal missed a couple of locations. Although these were not included in the estimate PML maintenance will be back out to paint these areas. PML has reached out to Public Works but still no date.
- Roofs and gutters were cleaned on buildings 6-11 starting on Monday.

UNFINISHED BUSINESS

2.4 Spa replacement options, discussion – Pending proposal for the spa replacement from Signature.

2.6 Installation of security cameras in the common area – Pending any further discussion.

NEW BUSINESS

8.1 Clubhouse Renovation Proposal – Proposal from ACE was sent earlier. We just received a proposal from Signature Construction.

ACE total cost: \$136,000

Signature total cost: \$91,920

The Board requested that PML reach out to ACE and request they remove any material allowances so the proposals will be for the same work.

It was requested that PML follow up with Saylor regarding lead time for material.

8.2 Reserve Study Update – Casey from Reserve Analysis finally reached out regarding meeting with the Board. Told me that since the reserve study is from last year that there is no point in meeting until updated forms are filled out and another update done. Cost is \$850.00. On a motion duly made and seconded and passed by unanimous vote, the Board approved Reserve Analysis to update the reserve study for \$850.00

8.3 Pickle Ball-Basketball – We have received a proposal from DH Distributing to paint pickle ball lines on the tennis court and a net. Total cost would be \$922.33. The matter of installing a basketball court and pickle ball court was discussed and due to noise concerns not approved. There are other locations close by that offer pickle ball to residents. The possibility of sending a survey to the residents living in the areas around the tennis court was discussed.

8.4 Termite Inspections – It was reported that Barron Square is under contract with Terminix for both subterranean and dry wood termites. Units 4104 and 4168 garage were to be inspected this week and any treatment completed.

8.5 Water Use Reduction – Request has been made to turn on the two water meters that were turned off due to the well being used. PML will reach out to Loral to find out if they are now active.

Correspondence

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned into Executive Session at 8:35pm. The next Board of Directors Meeting is scheduled for September 22, 2021, at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association