

BARRON SQUARE HOMEOWNERS ASSOCIATION
Minutes of the Board of Directors Meeting
February 16, 2022

ORDER

The Barron Square Board of Directors Meeting, which was held via Zoom and on site at the clubhouse was called to order at 7:05pm. Board members in attendance were Richard Evans, Ruth Lowy, Gretel Hilbing and Chris Grillone. Board Treasurer, Anton Nemychenkov was absent. Joseph D'Agostino represented PML Management Corporation.

AGENDA/CALENDAR REVIEW

- The Board reviewed the Agenda and Calendar.
- The Annual Meeting will be held on June 15, hoping it will be an in person meeting in the clubhouse.
- PML to send out Board Candidacy forms in March.

HOMEOWNER FORUM

- Magnolia trees dropping a lot of leaves and flowers not being cleaned up.
- Supervision of the landscapers they should be advised not to cover tree roots with leaves and other debris.
- Painting of the red curbs on Thain Way.
- Water Heater alarms.

APPROVAL OF PREVIOUS MEETING MINUTES

On a motion, duly made and seconded and passed by unanimous vote, the Board approved the January 19, 2022, meeting minutes as amended.

REPORTS

Treasurer – The Board reviewed the January 31, 2022, financial report which is summarized below:

	Month	YTD Actual	YTD Budget	Variance	Total Budget
Total Revenue	58,617	58,617	58,558	59	702,697
Total Maint. & Repairs	7,284	7,284	13,215	(5,931)	158,590
Total Utilities	2,654	2,654	5,276	(2,622)	63,320
Total Admin. Expenses	11,856	11,856	12,450	(594)	149,411
Operating sub total	21,794	21,794	30,941	(9,147)	371,321
Total Reserve Expenses	15,775	15,775	77,349	(61,574)	928,195
Total Expenses	37,569	37,569	108,290	(70,721)	1,299,516
Total Assets		2,052,302			
Total Liabilities		60,169			
Total Fund Balances		1,992,133			

It was requested that PML look at the GL Account for Pest Control since appears to be very high.

Committee Reports:

Architectural –

- None at this time.

Landscaping – On a motion duly made and seconded and passed by unanimous vote, the Board approved proposal in the amount of \$851.00 for various improvements around the property.

Pool/ Recreation – The pool is closed for winter.

Adjacent Property – No report or action noted.

Manager's report/Action List review –

- Unit 550 garage doors have been replaced
- Cap railing replacement at unit 544 has been completed
- Inspection of the garage doors will be completed next week
- It was noted that the gutter cleaning has been completed but also noted that some of the workers were walking on the roof. It was requested that PML remind them not to walk on the roofs.
- It was requested that the garbage around the pool area needs to be picked up by Bright Outlook.

UNFINISHED BUSINESS

2.6 Installation of security cameras in the common area – This is still pending meeting between the camera Committee.

9.1 Clubhouse Renovation Proposal/ Saylor Material Cost– This project continues to move forward with the bathrooms getting close to completion. It was noted that the additional drain has been installed in each bathroom.

NEW BUSINESS

2.1 Phase II of the clubhouse Renovations – This issue was tabled until the March Board Meeting.

2.2 Alabaster Ceiling Chandeliers – It was reported that the current alabaster lights in the clubhouse were very expensive and perhaps should be left in place.

2.3 Walkway Street Access outside 4122/4124 Thain Way – A homeowner brought up the possibility of getting some form of access to the sidewalk outside these units. At this time the only way to access is up the curb. Installation and extension of the concrete walkway to the driveway area was discussed. It was reported that this would need to be done at the homeowner expense.

2.4 2022 Annual Meeting packet – The Board moved the 2022 Annual Meeting to June 2022 in the hopes that they can have the meeting in the newly renovated clubhouse.

2.5 Roof Repair Schedule - Fiala Roofing will be out to replace any missing shingles starting on Tuesday February 22 thru Thursday February 24th.

Correspondence

None at this time

ADJOURNMENT

There being no other business to come before the Board the meeting was adjourned at 8:45pm. The next Board of Directors Meeting is scheduled for March 16, 2022 at 7pm.

Minutes prepared by:

Joseph D'Agostino, CCAM
PML Management Corporation

Attested by:

Anton Nemychenkov, Secretary
Barron Square Homeowners Association