

WOODLYN CROSSING BOARD of DIRECTORS OPEN MEETING

October 17th, 2024

Held in person -Members present: Howard Gottlieb, Tim Handley,
Arthur Krauss (telephone), Craig Block, Daniel Johnson,
Managing: Charles Narod, Paul Heljenek & Brad Lare, Esq., & Peggy Serafino

- ❖ This Public HOA Meeting was held in-person at the Sarah Mitchell Community Center, 1500 Desire Ave, Feasterville, PA. The meeting was called to order at 7:30 pm. The Board Members and staff were introduced to all in attendance.
- ❖ The Board reviewed and discussed the aging schedule, which in September was \$133,513.57 and is currently at \$128,000.68. Next Dues are required to be paid in November. The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.
- ❖ The Board reviewed and discussed the September 2024 Budget & Balance sheets as prepared by Zinman & Co. Everything appears to be in order.
- ❖ Review of Bank Accounts, Investments, RBC statement 09/01/24-09/30/24. Most of the funds have been removed from Wells Fargo and transitioned to Trumark. Arthur is in constant communication with RBC and is reviewing our accounts on a regular basis. Everything appears to be in order.
- ❖ The Board met with several Association Management Companies. Some wanted to take over all of the responsibilities, and one thought that we could continue to be self-managed. As a result, we promoted Paul and Craig to co-managers.
- ❖ Chuck Narod provided everyone present with a Manager's Report on state of the association. Topics included:
 - Part-time assistant
 - Chuck is in the process of hiring an assistant administrator to help Peggy. Ads were out and interviews are scheduled.
 - Pool Season
 - We had a great 2024 pool season and staff. Purchased a new pool vacuum this year.
 - HP Laptop computer and desk
 - The Board purchased another computer and migrated some files
 - Tree Budget
 - Trees are a major concern in our development. As a HOA we are actively reviewing all requests for tree issues. If you have any tree related issues, please contact the office.
 - Items not in budget
 - Seal Coating
 - We seal coated the pool parking lot, tennis court, and office parking lots due to issues there.
 - Reserve Study
 - We engaged with an Engineering Company for a Reserve Study.
 - Two New Solar Street lights
 - We looked into some additional lighting behind Pebble Ridge Court, by the playground.

- Insurance Update
 - Chuck met with our insurance companies to go over our policies. We updated the policies. Liability went up 8% and Umbrella went up 35%.
 - Tennis/Pickleball Courts
 - The Courts are updated and maintenance continues throughout the year.
 - Pond Maintenance
 - Pond Maintenance – The Pond has been treated this year. It is tough with limited to no rain in the past 2 months.
 - New Accounting Payment System
 - We worked with our Accounting Company, Ziman, to transition to a new accounting system called RHO to pay our invoices online.
- ❖ Howard brought up a U & O Permit in Lower Southampton Township and a Sewer Lateral Scope is now needed for a U & O Permit. Howard advised that, in Woodlyn Crossing, the plumbers doing that inspection cannot get their cameras in the trap on the front lawn, so therefore the plumbers have to dig it up from the front lawn. The plumbers must be certified through Lower Southampton.
- ❖ **Floor Open to resident's Concerns**
- ❖ 850 Green Ridge Circle
- She would prefer people to not be able to bring their own chairs to the pool. They would like the association to consider purchasing additional lounge chairs for the pool. The Board advised that we would look into that and work with the Fire Marshall to see how much space we would need, to still be in compliance with the fire code.
- ❖ 446 SHCE
- Deb advised that she chains her pool chair to the fence in the pool because over the past 44 years she has had 2 of her chairs stolen.
- ❖ 38 WBCN
- Carol asked if the policy is still too fine people first for infractions when they are out of compliance, and not aware of it. Carol was advised that it depends on what the infraction is. Minor infractions are being given notice again. If the infraction continues, then fines will ensure. For example, trash cans being put out too early, not returned soon after, or being seen from the street.
- ❖ 508 Ashton
- Would like us to stripe the overflow parking lot. Paul Jr. would look into it.
- ❖ 850 GRC
- Alex asked a question about the previous rule that you could not rent your house for 2 years after you take ownership. The Board rescinded that rule and now allows people to rent their property before they have 2 years of ownership.
 - Alex asked if Howard lives in the development. Howard stated that he owns 2 houses in here and has a permanent address at one of those properties. Tim advised that, according to the covenant of the HOA, in order to be on the Board, you have to be an owner of a property, not a resident. Tim explained that he could own a property here, but live in NJ, and could still be on the Board.

❖ **Board Elections:**

Howard and Tim explained the following election protocols: Any individual (must be an owner and not a renter) wishing to run for a spot on the WCHOA Board will need to have their petition with the required signatures into the WCHOA office by March 31, of year due up. If an individual has submitted a petition for a position on the Board, with the required number of signatures, an election will be held in the end of April 2025 (exact dates and times to be determined later).

➤ Board Seats Tenure:

Tim- 2019 - Seat due up 2029 (was due up 2024 and no petitions submitted)

Howard - 2020 - Seat due up 2025

Dan Johnson - Seat due up 2026 (Replaced Chuck – 2021-(Resigned 08/2024)

Arthur - 2022 - Seat due up 2027

Craig - 2023 - Seat due up 2028

- ❖ Craig made a motion to Adjourn the Meeting, Dan seconded, all approved. The meeting was adjourned at 8:16 pm.