

Bromley Village Association Board Meeting 4/20/2024

CALL TO ORDER 7:00pm

BOARD MEMBERS PRESENT: Bill Cariste, Sandy Pangburn, Dana Gottsegen, Steve Hyndman, Sandi Finley, Skip Omasta, John Moriarty, Liz Lowy, Matt Walsh

BPS REPRESENTATIVES PRESENT: Josh Witkin, Terry Farkas, Dylan Gage

Minutes recorded by S Hyndman

1. Establish quorum of the board and call the meeting to order: quorum was established and the meeting was called to order at 7:05pm
2. Motion made by to approve meeting minutes of the last regular 2023 meeting (October 2023), pushed off till the next meeting. Approved
3. Organizational:
 - a. Proposed meeting dates:
 - b. 6/18/2024 7:00PM (Tue.)
 - c. 8/20/2024 7:00PM (Tue.)
 - d. 10/15/2024 7:00PM (Tue.)
 - e. 11/29/2024 4:00PM (Fri. after Thanksgiving)
 - f. Pool and Tennis Openings
 - g. Pool: is scheduled to open Memorial Day weekend with heater turned on the second week of June.
 - h. Allen Pools will be working on the pool this week. They will be asked to check for any leaks the skimmers and valves. Allen Pools will be coming once a week through the season to the pool. BPS will have someone check the pool daily.
 - i. Tennis courts: scheduled to open the second week of June. Wilson & Lawrence are scheduled to work on the tennis courts in the two weeks.
 1. They will be asked to test the sprinkler system as well.
 2. There were new heads installed last year but due the wet summer the sprinklers were not used much.
 3. Once the courts are open Wilson & Lawrence will do a weekly check
 - j. July Picnic: Sandi Finley is in charge. The picnic will be the Saturday 04th July weekend. Sandi is in discussion with Bromley about food
4. BPS Services:
 - a. Departure of Brian Sullivan and Derrick Jason (Mark Hayes)?
 - b. Josh Witkin gave an overview of Brian Sullivan's departure - personal reasons.
 - c. They have a good pool of applicants to interview for Brian Sullivan's replacement. The interviews will start next week.
 - d. Mark Hayes moved up as Derrick Justin's replacement. Dylan Gage has agreed to help Mark
 - e. Lack of response for plow services (Arlington House):
 1. Josh Witkin listened to the concerns of the homeowners in Arlington house about poor plowing coverage. There were problem during the storms of March & April
 1. Of particular concern is lack of access for emergency vehicles could not have made.
 2. The concerns were acknowledged. If the issues continue, please reach out Josh.
 - f. The owners were wondering why BPS seems to have real staffing issues. They were, with the departure of Derrick Justin. This remains unclear as Josh W has just assumed responsibility
 - g. Condition of road grading: mainly the roads are seen to be in good condition. Work on grading will continue in mid-May. BPS has a new person to doing the road work and all are pleased with the work he has been doing.
5. Board Member search:
 - a. Dana Gottsegen has asked to resign: Miraculously during the meeting Jonathan Mason (Birches) volunteered to replace.

- b. There was a motion made and approved to have Jonathan Mason to serve the remainder of Dana's term. Board members (excl pres Cariste) gave Dana a sincere thank you for all her efforts. Jonathan Mason, thank you for agreeing to join the board.
6. Fireplace update: John Moriarty update.
- a. The 17 associations under in the BVA insurance policy with Philadelphia Insurance (Essex Agency is broker) are all participating.
 - b. The moratorium on burning fires continues until all units are certified after the level II inspections are done and repairs made (ongoing). Target - have all 17 HOA reports to insurance company by 5/18/2024.
 - 1. All unsafe conditions will need to be remediated based on the report and then certified by an acceptable chimney expert.
 - 2. This project must be completed as soon as possible based pressure the insurance company.
 - c. There is an update / zoom call scheduled with the association presidents on 5/7/2024.
7. Treasurer's Report Sandy Pangburn:
- a. We have spent 40% of the budget for the year and should be in good shape for the balance of the year, though summer is the most expensive time of year.
 - b. Receivables: \$5000 (best BVA figure since collapse of Soviet Union)
 - c. Dues Prepayments: \$43,000
 - d. Reg Dues: Paid: \$38,000
 - e. Many homeowners requested a waiver for late fees totaling: \$198.25. All requested were denied.
 - f. Next installment due: June
 - g. Next statement sent out in: May
 - h. To save Sandy time and aggravation a motion was made and passed stating BVA will no longer grant waivers for late fees incurred for late payments of HOA fees.
 - i. There was discussion about issues dealing with Clark Simpson Miller.
 - 1. Sandy feels CSM has improved (they were very bad). Board members must realize it is burdensome to change agent, even tho some problems persist.
 - 2. She would prefer to not to be tasked w changing
 - 3. Homeowners with issues are instructed to send her a note - she will work with CSM to resolve.
8. Retirement of John Readnour BVA atty – needs to be replaced and will need appointment of new Registered Agent.
- a. Readnour suggested his replacement be Alexis Petras of his firm.
 - b. Bill Cariste and Sandy Pangburn will set up an appointment to see if she will be a good fit for BVA and check on fees
9. Adjourn: Motion was made to adjourn - passed and the meeting was adjourned.