

Habitat 1 Section A
Board Meeting Minutes
February 20, 2025

The February Board of Directors meeting for Habitat 1 Section A was held on Thursday, February 20, 2025 following the 2025 Reconvened Annual Meeting beginning at 7:00 PM via Zoom conference call.

Present:

Dick Olney	President
Larry Thomasson	Vice President
Patrick Schmitt	Treasurer
Scott Gibson	Secretary (present at 7:22 pm)
Andrea Merchant	Brodie Management
Brittany Stoltzfus	Transcriber

- I. **Call to Order:** Mr. Olney called the meeting to order at 7:08 pm. A quorum of the Board was established.
- II. **Minutes:**
 - Mr. Thomasson made a motion to approve the January 16, 2025 Board meeting minutes as presented. Mr. Schmitt seconded the motion. All in favor/none opposed. Motion carried.
 - Mr. Schmitt made a motion to approve the January 16, 2025 Closed session minutes as presented. Mr. Olney seconded the motion. All in favor/none opposed. Motion carried.
- III. **Financials:** The January financial report was emailed to the Board. Mr. Schmitt initiated a transfer of \$50,000 from the Shore United Reserve account to the operating account Brodie manages. 3 or 4 of the 1709 remediation/repair invoices have been paid. The draft 2023 audit was sent around for review, with no major items to note, the audit should be finalized soon. A copy of the check Brodie received/deposited was included in the Board package.
- IV. **Management Report:**
 - The map provided by Drain Pro marking all cleanouts was included in the Board package. Drain Pro is having issues getting the video inspections to Ms. Merchant; once received, the videos will be sent to the Board. Ms. Merchant has asked for a few clarifications on the map provided (circles). The Board will verify visible cleanouts during the spring walkthrough.
 - Mr. Olney voiced concerns about the service provided during the recent gutter cleaning; his emails and the response from the company were provided in the Board package. The company is working to address the concerns and provide better service in the future. The invoice has been paid.
 - Strauss and Associates – Mr. Schmitt has continued concerns with the delay in receiving taxes and audits. The 2023 draft audit was finally received and has been

sent around for review. Any questions should be directed to Mr. Schmitt or Chris Giles. Ms. Merchant believes Strauss dictates the timeline for returning audits/taxes. Mr. Schmitt added it is important to have the actual figures for budget planning, it should not take a year to complete an audit.

- Ruppert's service reports were included in the Board package, mostly snow reports/photos. A copy of the rejuvenation proposal including Mr. Olney's edits is also in the package. Any snow invoices will be sent to the Board before payment is released. Mr. Olney received an email saying that Ruppert is scheduling a turf application. It is too early in the season, the ground is frozen, and there are still leaves on the ground. Ms. Merchant will notify Ruppert that only grounds cleanup should be performed, any treatment applications should be held until the weather changes.
- Owner Concerns:
 - i. 2066 Happy sent photos of water pooling on the sidewalk. The Board has previously spoken with the owner regarding drainage issues, and this area is on the list to be addressed when funds are available for drainage projects. Note: the tiles the owner installed around the sidewalk will have to be removed when this project is done per the proposal previously submitted (total cost \$15,000) to remove the old sidewalk/address drainage/replace sidewalk. The other owner whose unit connects with the sidewalk should be contacted.
 - ii. 1713 Aberdeen Court – Drain Pro charged the Association \$150 to video and confirm the clogged location was the owner's responsibility. The owner has agreed to have the repairs made, but did request a copy of the Drain Pro video. The Board is okay with releasing the video to the owner.

V. New Business:

- Owner Directory – Ms. Merchant created a directory of all owners who have registered with their email and/or phone number. Ms. Merchant will be sending another copy in the correct format. Mr. Olney asked if phone numbers can be labeled as either cell or home phone. Email addresses can be used to send e-blasts to save money on mailings and to be more efficient with notices.
- County water main break pavement repair – Mr. Schmitt tried calling DPW and could not get any information on the phone. Mr. Schmitt is drafting a letter to DPW stating the repair to the asphalt was not sufficient and needs to be redone. Mr. Olney did see a crew out marking the areas before the snowstorm, but it would be appropriate to still send the letter for record purposes. The repairs made on Happy were done correctly, Leisure still needs to be addressed.

VI. Old Business:

- Insurance Deductible – The Board sent a notice to local Delegates regarding property insurance deductibles and the HO6 policy laws. Ms. Merchant has added this to the management list to follow up.

- VII. Adjournment: With no further business to discuss, Mr. Thomasson made a motion to adjourn the meeting at 7:53 pm. Mr. Schmitt seconded the motion. All in favor/none opposed. Motion carried.

The next Board meeting of Habitat 1 Section A will follow the Reconvened Annual Meeting on Thursday, March 20, 2025 at 7:00 PM via Zoom conference call.

These minutes were recorded and transcribed according to accepted business practice and were read/edited for accuracy by the Board prior to distribution.
Habitat 1 Section A, February 20, 2025

Approved as written: Richard B. Olney Date: 03-20-2025

Approved as amended: _____ Date: _____

Minutes respectfully submitted by Brittany Stoltzfus.