

The following items were presented at the GENERAL MEETING – 7/18/19

Before we start on the agenda, I want to take a minute to mention that early in June, Chuck celebrated his 20<sup>th</sup> anniversary as HOA manager here at Four Seasons. I think so many of us would agree that his contributions and consistency in HOA management has led to this being such a wonderful community. That said I would like to present to Chuck on behalf of the Four Seasons this plaque and gift card.

**Presidents Comments:**

**Golf Cart** – We purchased a golf cart for Chuck to use in his travels throughout our community. As an example when he checks our landscaping it will take 12 hours to do so – with the cart the same task may be accomplished in 2 hours. The Voice group donated \$4500 for this purchase and the community picked up the additional \$388.

**Sprinklers** - I've had many inquiries as to whether or not the sprinklers are running and yes they are. They run in the evenings starting at approx. 9:30 PM

**The ACC guidelines** have been updated and copies are available here in the clubhouse, on the web site as of tomorrow. Thank you to Marilyn who did the heavy lifting and to all the board members who read and re-read the guidelines.

The **split rail fencing** on the perimeter in the community is being replaced with a vinyl type material that will last and not warp. The vendor is Carl's Fencing and the cost is \$44,356. This is a Replacement Reserve expense. The materials being used is Bufftech – we have 1275' of fencing.

We just had all the **draperies** cleaned, pressed, and reinstalled at a cost of \$6,883. The draperies in the fitness are not being reinstalled at this time. We had a suggestion to try it out without the draperies for more light.

**Replacing the back gates** – We have contracted with Rite Way fencing to install fencing in the back gate area that will be decorative and be attractive, yet suited for a gated community; also extending barrier to cut off pedestrian traffic on both sides of our back gates - \$20,812 RRF. We will also have electrical costs.

**DK Masonry & Newman Iron works** – railings and brick wall work at the pond above the falls starting July 29. Replacement Reserve Fund expenditure - (\$4,389.DK) (newman \$6,376) total \$10,756

RW Hart completed replacement of **window in gatehouse door** on 7/12

LED lighting retrofit about 70% completed - \$4,632 +/- State of NJ

Fitness center HVAC planning on replacing.

Replaced Duck Haven Pond Aerator \$12,437.63 – this is as a result of a lightening strike and we did receive insurance money.

**Burke Paver work** – We are redoing pavers at the clubhouse areas, outdoor pool area and Cooper blvd. in vicinity of gatehouse. RRF \$9,066.

Repair work on Garden club gazebo – **RW Hart \$1,350**

**RW Hart** – ½ door entrance to HOA office.

At the July 3<sup>rd</sup> open meeting the board approved a contract with **Collect Sun Solar Power** Agreement in the amount of \$144,366. Tonight because of the increase in the cost of the solar panels we will be voting on a change order amount of \$4,000 to bring the contract cost to \$148,366.