

Whitemarsh Reserve Homeowners Association

Board Meeting

Minutes

Thursday, September 30, 2021, 6:30 pm

Zoom via Web

MANAGERS AND BOARD

Shelli Ross, Property Manager, McHale Property Management

Britta Fleischhack-Norquoy, President

Lisa Graff, Vice-President

Patricia Abboud, Treasurer

Joe Banfi, Secretary

Robert Goldberg

1. CALL TO ORDER

Meeting called to order at 6:31 pm

2. MANAGERS AND BOARD PRESENT

Britta Fleischhack-Norquoy, President

Lisa Graff, Vice-President

Joe Banfi, Secretary

Patricia Abboud, Treasurer

Robert Goldberg

3. GUESTS

Michael Kirk

Deborah Farmer

M. Leighton

Joseph Caserta

4. APPROVAL OF MINUTES

July 29, 2021

NO ACTION TAKEN

5. RESIGNATION OF MCHALE PROPERTY MANAGEMENT

ACTION TAKEN

Motion made by Lisa Graff to except the resignation of McHale Property Management

Motion seconded by Patricia Abboud

Vote 5-0 to approve motion

6. PROPOSAL OF AVENT-GARDE PROPERTY MANAGEMENT

The Board reviewed and discussed the proposal made by Avent-Garde Property Management to be the associations new property manager.

ACTION TAKEN

Motion made by Lisa Graff to except the Selection Committee's recommendation to negotiate a contract with Avent-Garde Property Management to be the associations new property manager.

Motion seconded by Robert Goldberg

Vote 5-0 to approve motion

7. OLD BUSINESS

A. Comcast Contract - The final contract with Comcast will include TV and internet service to all resident in the community. The target date for the services is September-October of this year. Board action was required for the contract to be finalized. Once available in the fall customers can contact the local Comcast retail store in Jensen Beach for service-related issues. There will be a dedicated Comcast person for Whitmarsh Reserve. The Board discussed the need for universal cost consistency and measurable cost saving to the Comcast customers.

ACTION TAKEN

Motion made by Britta Fleischhack-Norquoy to approve the TV and internet contract with Comcast

Motion seconded by Lisa Graff

Vote 5-0 to approve motion

B. Camera System - A new surveillance camera system was installed in the spring to monitor activity in and around the swimming pool, basketball court and recreation area. Training to access the system by the Board and property manager is forthcoming.

C. Landscaping - Robert Goldberg gave an update on the top four landscape contractors that are under review and consideration.

Emphasis was stressed on the need for clear direction to the selected landscape contractor and the need for on site supervision.

- D. Gate Codes – The old 4-digit gate codes will be deleted from the system. Additional names can be added to the gate code list through the property manager.
- E. Christmas Lights – Lighting and sprinkler heads will be changed to permit Christmas lighting to function. Patricia Abboud will take the lead on the Christmas lighting.
- F. Front Yard Landscaping Project – This agenda item was tabled to until a new landscaping contractor was selected.
- G. Website Changes – Webmaster will redesign the association’s website to permit more feedback and communications with residents and property owners.
- H. Monthly Board Meeting – The Board will continue with monthly meeting by Zoom via the Web.

8. NEW BUSINESS

A pass must be obtained from the property manager for parking in the swimming pool area parking lots. The passes are limited to overnight parking or weekend parking.

9. NEW BUSINESS

The Farmers complained about the towing of their vehicle from the swimming pool parking lot

10. ADJURNMENT

Meeting was adjourned at 7:30 pm.

ACTION TAKEN

Motion made by Lisa Graff to adjourn the meeting

Motion seconded by Robert Goldberg

Vote 5-0 to approve motion