

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**BOARD'S OPEN SESSION at VILLAGE GRANDE at ENGLISH MILLS (FINAL)**

**DATE:** September 17, 2024

**TIME:** 6:30 p.m. Charles Bisciegliia, President, called the meeting to order.

**HANDOUTS:** (These were made available in hard copy prior to the meeting).

1. Board of Trustees Meeting Agenda
2. Annual Budget, How did we get here?
3. Pie Chart showing common expenses from October 1, 2024 to September 30, 2025.
4. Current Expense Budget for 10/1/24-9/30/25.
5. Financial Update dated 9/17/24.

**PLEDGE OF ALLEGIANCE** (All attendees recited it in unison).

**ROLL CALL** (Jo-Anne Goldberg, Secretary, conducted the roll call.

- President – Charles Bisciegliia – Present
- Vice-President – Robert Kennedy – Present
- Secretary – Jo-Anne Goldberg – Present
- Treasurer – Eileen Mayer – Present
- Trustee – Abe Greenbaum – Present

Charles Bisciegliia said we have a quorum.

**PRESIDENT'S REPORT:**

**NEW RESIDENTS:**

Charles Bisciegliia asked if there were any new residents. A resident from Lilly stated that she has lived here for three years, and this is her first meeting she attended due to her work, and came to discuss her concerns about landscaping. Charles Bisciegliia said that he appreciated her attendance and that we will be discussing landscaping plans during this meeting. No other responses to that question.

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**GEESE COMMITTEE:**

Charles Bisciegia gave an update stating that three of the four recommendations are presently being implemented. Specifically, Outdoor Décor is following the guidelines regarding mowing within the basins. Secondly, the Board is replacing the wire fence for Pond A which is on the agenda to be approved. Lastly, the Geese Chasers have started their work. Mr. Bisciegia added that he had the opportunity to visit Little Mill and they contract with Geen Chasers and during his site visit he did not see one goose anywhere. They are satisfied with their services.

**TREE REMOVAL:**

Longwood plans to be finished by the end of the week removing the identified common trees.

**AUDITORS:**

Tara Frontera, the property manager, said that the auditor told her that the audit would be sent by Friday. Charles Bisciegia added that the auditors said that there is nothing in the audit that would affect the budget.

**ATTORNEY SEARCH:**

Bob Kennedy, Vice President said that the search is on-going. Presently, the committee is reviewing the 12-13 candidates. Mike Mc Grath has been leading the search and has received positive reviews for one of the candidates. Bob Kennedy anticipates that by the end of next week the search will be narrowed to the top three candidates.

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**CORPORATE TRANSPARENCY ACT:**

Charles Bisciegliia stated that this act would require Board members to provide personal information about their financial interests. CIA filed a lawsuit alleging that applying this act to HOAs is unconstitutional, and their lawsuit is still pending. The purpose of this act is to prevent money laundering among other concerns. The implementation of this act will most likely discourage people from running for HOA board positions. The effective date for this act is January 1, 2025. Charles will keep everyone abreast of the outcome.

**REPLACEMENT RESERVE STUDY:**

Charles Bisciegliia explained that new legislation passed regarding reserve studies. The new legislations require that HOAs have a study every three to five years. Our HOA has determined that three years is the more accurate timeline for our purposes. Falcon, the company performing our study does not include inflation as a factor in its calculations.

**MOTION TO APPROVE THE AGENDA:**

Charles Bisciegliia called for the motion. Jo-Anne Goldberg moved it and Bob Kennedy seconded it.

**MOTION TO MOVE ITEM #2 (Motion to approve lawn renovation to aerate and overseed the entire community) UNDER NEW BUSINESS TO THE LAST ITEM UNDER NEW BUSINESS:**

Charles Bisciegliia called for the motion. Bob Kennedy moved it and Eileen Mayer seconded it.

**MOTION TO APPROVE AUGUST 20, 2024 MEETING MINUTES:**

Charles Bisciegliia called for the motion. Jo-Anne Goldberg moved it and Abe Greenbaum seconded it.

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**TREASURER'S REPORT:**

Eileen Mayer reported the financials as of July 31, 2024.

Operating Account - \$276,819.73

Reserve Funds - \$871,306.93

Accounts - \$13,913.74

Liabilities – \$20, 538.12

Jim Lichtenwalner, Chairperson of the Financial Committee presented a Financial Update PowerPoint. He said that the two deviations were a result of irrigation repairs and water. He reviewed in the Power Point the Pie Chart and all the financial handouts. He specifically showed how the budget is allocated and reviewed that the monthly assessment based on the calculated budget is \$240.00 per month effective October 1, 2024.

**COMMITTEE UPDATES:**

**MAINTENANCE** – Abe Greenbaum said that the committee is increasing their project completion this fall.

- The maintenance committee replaced exit signs and emergency lights in preparation for the fire inspector's return site visit.
- The Men's Club in conjunction with the Maintenance committee will put in winter storage all the pool equipment.
- Bill Hoffman repaired the pool pac which was whistling prior to his repair.

**LANDSCAPING COMMITTEE** – Abe Greenbaum presented the landscaping report.

- Amount of water used through August was 10 million gallons. The wells are a proven cost saving and used 5 million.
- There were a total of 72 green forms submitted. The breakdown is 17 sprinkler complaints, and the other complaints included bare spots, dead grass, weeds and only four rut complaints. Each green form is addressed individually and an answer provided to the resident.

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**SOCIAL COMMITTEE** – Jo-Anne Goldberg presented the report.

- The Italian luncheon was a huge success. The committee members were applauded for their superb party planning skills and talents.
- The next even will be the Halloween Party planned for October 26, 2024. There will be prizes in four categories- funniest, scariest, most original and the judges' choice. Residents were encouraged to save the date and plan on attending.

**SPECIAL EVENTS COMMITTEE** – Bob Kennedy distributed an accounting of their profits from the weekly grill and specific activities.

- Sandy Kurman said that the committee will take a pause after a very active spring and summer. The committee is actively seeking new volunteer committee members.
- She explained how the residents provide the baked goods for the weekly no cook event, and the resident's in kind donations increase the profits.
- The Yard Sale yielded a profit of \$200.00.
- The Sir Rod event had a profit of \$675.00.
- The old umbrella stands were sold resulting in a profit of \$150.00

As of the end of August the balance in their account was \$8,596.14.

**NEWSLETTER** – Eileen Mayer stated that a survey was distributed and the residents are expected to return it by Friday, September 20, 2024 as to whether they would like the hard copy of the newsletter to continue. The online version will continue.

**ACC-** Eileen Mayer reported that there have not been many blue forms submitted. She said that Tara did the walk around and reported 50% correction rate in response to the letters sent out. Members of the ACC will assist Tara in their inspections.

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**OLD BUSINESS**

**RECORD RETENTION POLICY**

Charles Bisciegliia called the motion to approve the Record Retention Policy. It was moved by Abe Greenbaum and seconded by Eileen Mayer. Charles Bisciegliia thanked Sue Carey for all the preliminary work she did on this policy. Abe Greenbaum said that the maintenance committee took 12 boxes of old records dating back to 2013 to the city's shredding event consistent with this policy.

**SNOW REMOVAL CONTRACT**

Charles Bisciegliia called the motion to approve Shore Point Landscaping snow removal contract. The rate will remain the same through September, 2026, specifically, the next two years for a total of four years with the same rate. Charles Bisciegliia called the motion to approve the Shore Point snow removal contract. Bob Kennedy moved the motion and Abe Greenbaum seconded it.

**GEESE CHASERS CONTRACT**

Charles Bisciegliia called the motion to approve Geese Chaser's dogs for the month of September at \$1058.00 and January to September, 2025 at \$8, 280.00. Eileen Mayer moved the motion and Jo-Anne Goldberg seconded it.

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## **2024-2025 BUDGET**

Charles Bisciegli explained how the Board and the Finance Committee worked together collaboratively for several months and agreed upon the budget. He thanked Bern Roswell for his annual pie chart which visually presents the budget. He emphasized how 90% of the budget is non-discretionary. Budget items, such as, contracted services, utilities and taxes are out of our control. He went on to say that our annual contribution to the reserve plan is \$117,385. He further explained that Falcon Engineering discusses three ways to fund the replacement reserve. One, baseline and it is not recommended. Two is full replacement reserve which aids to cover the 100% of the replacement costs. The third is threshold which maintains a balance that meets a minimum acceptable level. In our HOA a 5% threshold will guarantee that in the 30 year picture we will never get to zero. Jim Lichtenwalner also emphasized the equity issue, and using the threshold option everyone pays as you go for long term replacement. Under capital improvements it was stated that the plan is for two new wells which will assist in minimizing the effects of a 14% increase in the water bill. In summation, Charles Bisciegli stated that we are doing what we are responsible for doing to maintain the community in a manner consistent with the way it was turned over by the developer. Mike Mc Grath shared that the less you put in the reserve, the more your exposure.

Charles Bisciegli called the motion to approve the 2024-2025 budget. It was moved by Jo-Anne Goldberg and seconded by Bob Kennedy.

## **FENCE USA CONTRACT**

Charles Bisciegli called the motion to approve Basin A new wire fence work to be done by FENCE USA for \$9,199.71. Charles Bisciegli said that due to the fact that they completed the work on the other basin they gave the HOA a \$1000.00 discount. This money will come from the replacement reserve account. It was moved by Eileen Mayer and seconded by Jo-Anne Goldberg.

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**MOTION TO APPROVE LAWN RENOVATION**

Charles Bisciegliia moved the motion to approve aeration and over seeding of the entire community by Brightview at the cost of \$43,849.53. This amount will come from the line item in the deferred maintenance account. It was moved by Bob Kennedy and seconded by Jo-Anne Goldberg. Charles Bisciegliia explained how two other bids were received by the present contractor, Outdoor Décor and the Lawn Connection and both bids were significantly higher. Charles Bisciegliia added that the last time it was done was four years ago, and being a line item in deferred maintenance will ensure that the money is there for future boards to complete this project. There were questions from some residents. They were:

1. Why not treat for crabgrass first? Charles Bisciegliia explained about his research and discussions with experts in the field and they concurred that aeration and over seeding is the way to go. The timing for crabgrass is March/April with pre-emergents.
2. Why Brightview when they were alleged to have been problematic? Charles Bisciegliia explained how they are a publicly traded company and he has recourse, if needed by contacting their administrative leadership. Additionally, they were more complete in their proposal and offered the service at the lowest rate.
3. One resident submitted 14 questions. Charles Bisciegliia answered her questions in a summation of facts. He said that Brightview would be marking the sprinkler heads, the watering cycle would need to be extended to two times per day for 10 minutes to allow the grass seeds to germinate. Charles Bisciegliia assured the residents that the board researched all aspects of the project, discussed it and are confident that it is a needed and time appropriate service that will yield positive results.
4. One resident questioned the timing of the signed contract. It was explained that the timing was necessary in order to start the project with the availability of the contractor.

**MOTION TO ADJOURN THE MEETING**

Charles Bisciegliia moved the motion to adjourn the meeting. All board members agreed to adjourn the meeting.



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Respectfully submitted,

Jo-Anne Goldberg

*Jo-Anne Goldberg*

Secretary