

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
March 28, 2023

MINUTES

The General Session Meeting was called to order at 7:02 pm.

Attending:

Barbara Tarchak, President
Erin Weimann, Vice President
Jim Bischoff, Treasurer
Lisa Mulligan, Secretary
Monique Iacobacci, Trustee

Brian Bolger, Matrix Property Management Group

Ms. Tarchak asked for a motion to approve the February meeting minutes. Action: Ms. Weimann motioned to approve. Ms. Iacobacci seconded; unanimously approved.

Mr. Bischoff presented the financial report. Net income is \$46,288, which was driven by the fact that snow removal is \$19K under budget.

Pool repair estimates were discussed. Three estimates were received. Stardust Pools provides a fiberglass coating, 25 year warranty, and it includes waterline tile borders at a cost of \$68,800. Action: Mr. Bischoff motioned to approve the Stardust estimate. Ms. Weimann seconded; unanimously approved.

The certified pool operator contract was sent to the association's lawyer for review.

Nardone, an electric vendor, is running electric to the pool and tennis courts for electronic gates. Until the electric is installed, the tennis court will be accessible via the combination lock.

Parking rules and enforcement were discussed.

Committee Reports

Landscape: Ms. Weimann stated that the committee will regroup after the vendor contract has been signed.

Safety: Ms. Iacobacci discussed speed limit signage, the speed survey by the Borough of Wharton, and getting brighter lighting in the community.

Communications: Ms. Tarchak stated the committee will regroup once the new property management company is in place.

Parking: Mr. Bischoff had nothing to report.

Pet: Ms. Tarchak discussed current community rules regarding pets, relayed the committee's concerns, and discussed the possibility of hiring a service that will clean the dog waste receptacles located throughout the community.

Website: Ms. Tarchak stated the website committee is in a holding pattern but is still posting information on the website.

Ms. Tarchak reviewed the rules in the welcome book.

Social: Mr. Bischoff discussed the block party, which is scheduled for June 10 from 12 pm – 3pm. Rain date is June 11. There will be a food truck with Mexican food for sale, as well as entertainment. The committee is looking for recommendations for a band. A bourbon tasting will be held on March 31 at 6pm. The cost is \$10 per person.

The community's insurance policy was renewed at \$60,350. A ratify vote was taken. Action: Mr. Bischoff motioned to approve; Ms. Iacobacci seconded, Ms. Mulligan approved, Ms. Tarchak voted no.

The annual election date discussed. Due to property management company change, the election will be pushed to June.

The irrigation system requires additional repairs.

Community Comments/Concerns

- Unit 212: submitted modification request for windows
- Unit 638: asked to resend the bourbon tasting information as a PDF
- Unit 20126: explained her dog situation

There being no further business, the meeting was adjourned at 7:45 pm.