

Roger Fleming

From: alzuccarello@aol.com
Sent: Tuesday, October 01, 2013 9:23 AM
To: flemingref@comcast.net
Subject: YV Council MINUTES of August 21, 2013

YARDLEY VILLAGE COUNCIL MEETING: August 21, 2013

COUNCIL SESSION:

Attendees: Joe Ciasullo, Art DiGiuseppe, Rex Cassel, Al Zuccarello,
and Janet Burgess - CSK Mgmt

Meeting called to order by President Joe Ciasullo @ 09:00
MINUTES: July 17, 2013 were Approved. Forwarding to YV Website.

A Special Note: Rex Cassel was roundly applauded & welcomed to YV Council.

RESIDENT BUSINESS:

1695 (Berger/Wolf): Janet advised ongoing issue of water under and surrounding foundation(s) has been determined by Ingram Engineering to be underground springs feeding the high water table, causing hydrostatic pressure from under and around the basement floor. Also, basement built on bedrock making diversion of surrounding water a significant problem to re-route and correct. Power failure to existing sump pumps is their huge concern. Type of pump run by domestic water supply was discussed earlier.

ACTION: Janet to issue Ingram Engineering report to the homeowners, and advise the issue is not the YV HOA's, but their responsibility along with prior owner. Determined not a foundation defect.

1711 (Reeves-Cohen): overflowing gutter in front of living room. Relief could simply be larger diameter downspout, or necessitate clearing of partial (or fully) blocked underground PVC storm water piping.

ACTION: Tony Bruno was sent the alerting email by Janet.

1718 (Gentile): additional roof leaks, from earlier missed areas of repairs, have caused additional internal damage to interior wallboard, etc. Owner contends if earlier repairs

were more comprehensive or done correctly, they would not be faced with the further internal repairs.

ACTION: Janet to discuss with JS Roofing Co the liability expense for the interior damage and advise Council.

1649 (Duffy): Janet advised by caulking contractor, John Altemus, that sill cap-stones along side of unit and a portion of stone facade wall below could be in need of attention.

ACTION: John Altemus & Al Zuccarello, YVC, re-examined same. YVC advised stones were still tight and John was advised to apply caulk as preventative measure until after village probe program, which could determine this wall in need of remediation. Will re-visit after moisture probes completed.

NEW BUSINESS:

Exterior Caulking - advised by Janet that 50% of contracted work completed.

Dormer Windows - YVC re-affirmed the roofed/stucco housed dormer windows were to be fastened with wood screws as preventative measure, even if indications were they felt tight during caulking.

OLD BUSINESS:

Stucco Probe Testing -

Falcon Group's Engineering Div submitted their proposal outlining style/model of homes, probe locations and amount of probes per model. Scope of work proposed requires HOA Special Assessment for next 2 Quarters totaling \$670 per home = \$92,460. This amount is estimated to cover the cost of the moisture probes. Joe asserted the original operating budget of \$16,800 will be held in reserve to cover any additional expenses incurred during & after the probes project.

Windows Replacement Issues -

Further discussion about windows that exist in areas remediated several years ago vs windows in place on walls never remediated since original construction tabled until completion and review of Moisture Probes program.

Window Replacement Rule/Reg (paragraph C.6.K) -

Adding to Yardley Rules & Regulations as prepared by Art DiGiuseppe.

ACTION: Janet sending to Barbara Reeves-Cohen for inclusion in GreenBook.

The Remediation Committee -

Formation of 9 person committee, chaired by John Babiec, is in operation and assembling data and protocols for stucco and windows replacement advisement.

YV Project Manager -

Discussions and search for experienced, stucco/windows-installation savvy person to oversee coming remediations moving forward.

ACTION: Janet suggested Bud Thomas, contractor who has performed similar oversight in another HM village. She will obtain his rates or fees.

Declaration Amendment -

Elimination of phrase (....."resulting damage from a failure thereof ...") being sent to Gilbert Toll, Esq for recording purposes.

ACTION: Janet will advise any cost differential for including all minor changes in the recording of the Declaration changes - rather than the single amendment.

MISCELLANEOUS ISSUES:**Mold/Mildew Treatment -**

Janet advised caulking contractor John Altemus could also apply Wet & Forget mold/mildew treatments.

ACTION: Joe advised Spring of 2014.

Joe re-advised, due to the considerable YV undertakings currently underway, and will shortly undergo, there were no additional funds available for other currently unfunded projects such as Painting, Mailbox replacements, Garage Door Mantel numerals, Driveway paving, etc. These must wait until 2014.

Council Session meeting adjourned by Joe at 10:05.

COMMITTEES' REPORTS:

Attendees: Mary Ellen Marra, Jim DiCarlo & Ed Sweeney

Landscape Cmte - Mary Ellen Marra, Chair, reported on:

- Nutgrass Treatment \$1475 Proposal (No)
- Removal of 2 Katsura trees @ 1636 (Yes)
- HOA contribution to 1736 for Pine replacement (No)
- Pruning, Tree Shaping by HML - per contract
- Winter Work 2013/2014 by HML (Yes)

Maintenance Cmte - Jim DiCarlo & Ed Sweeney, Chairmen, reported on:

- 1739 - bottom trashbin door corroded & rusted-out. Per Ed, cost of fiberglass door with corrosion-proof threshold, or sill, is \$775.
Maint Cmte will advise CSK on type door needed for replacement
- 1646 - Mailbox toppled (post-base rot) - YVC advised CSK: repaired

Committees Meeting adjourned 10:55.

Next Council & Committees Meeting is Wednesday, September 18 (09:00 & 10:00)

**Respectfully Submitted,
Al Zuccarello**