

***Board of Directors
of the
Hershey's Mill Homeowners Association***
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
February 23, 2017

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Rich Herschel and Boyd Mackleer. Bob Bronner joined the meeting via speaker phone. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Boyd Mackleer.

Tyler Wagner of Wagner Real Estate was present to introduce himself to the Board and discuss his firm's commitment to Hershey's Mill in opening the resale office near the Main Gate. He is upgrading the Wagner webpages for the hersheysmill55plus.com website to include floor plans for the many models in the community. He shared some of his perspectives of what makes Hershey's Mill a unique attraction to people 55 years of age and older.

The Board then conducted a follow up discussion on developments surrounding the plan to bring Verizon's FIOS into Hershey's Mill in 2018. The Telecommunications Committee has continued its negotiations and has obtained a further cost reduction in the offered program such that the monthly cost will now be \$67.45 (a reduction of \$10 from the \$77.45 quoted last month) and the Internet speed to be provided has been increased from 100/100 to 150/150 Mb. The Board asked Ed to send the revised Master Association Handout consisting of three pages with the new rate and internet speed to all presidents and the hersheysmill.org webmaster to replace the document distributed at the February 2nd Master Association meeting.

The Telecommunications Committee members will be rolling out a list of Frequently Asked Questions (FAQs) that have been raised with them. They have been working on the specific language of the proposed agreement with Verizon and they are working on a transition plan to help inform residents on the process for 2018.

Ed McFalls reported on the progress at the new Rec Center. The principals of the contractor have taken over day to day oversight on the project and much progress has been made. Walls are painted, ceilings are in, systems are operating, tile is being installed, appliances have been ordered and furniture has been selected. They expect to be completed in two to three weeks.

The Board discussed the progress on the walking trail projects. With the warmer than usual weather, it is likely the trail to the north of the East Gate to Inverness can be paved in the next week. Tree work is nearing completion for the portion to the south of the East Gate toward Merrifield. The Board approved proceeding with the balance of this trail, and asked for a quote on a short extension from the existing path across from Chatham Village in the woods down to Chandler Drive.

In other business, the BOD:

- Discussed Finance Committee planning for a phased approach to replacing the wood shingles on stretches of the perimeter masonry wall;
- Reviewed a plan from East Goshen Township for the revised emergency access easement for Cornwallis drive to meeting Chandler Drive opposite the lower Oakmont cul-de-sac;
- Discussed a resident communication regarding the planned pool operations for 2017;
- Authorized a new flagpole for the Community Center to replace the one snapped off in the windstorm of February 13th;
- Authorized the stabilization and restoration of a stone wing wall associated with the barn ruins behind the Sullivan House;
- Formed a Nominating Committee for MA Board positions up for election in 2017;
- Took under advisement a resident request for solar powered lighting around the winter storage lagoon for evening walkers;
- Review East Goshen Township's new schedule of fines for continued false alarms causing a Fire Co. dispatches.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:25 pm.

Respectfully Submitted
Ed McFalls