



• **Drum Point Village West Condominium Association, Inc.**
• **P.O. Box 4646**
• **Longview, TX 75606-4646**

732-886-7941
e-mail – dpvwcai@gmail.com
www.dpvw.com

Drum Point Village West

2023 Annual Meeting Minutes
April 28, 2023

Called meeting to order: 6:45 PM

Officers Attending: Jane Cadullo, Terry Bastone, Vincent Favia, Gene-Ann Pesano

Absent: Luann Cash.

Owners Attending: Dave Neumeister, Ron Dougard, Matt Carrara, Randy Abeles, Fabio Agostinelli, Karen Roman, Lynn Francavilla, A Kelly, Fred Weintraub, Vincent Favia, Jane Cadullo, Terry Bastone, Doreen and Joe Fontana, Matthew Fagen, Ann Tierney, Gene-Ann Pesano

Due to President of Board's delay, meeting started addressing items 4 and 5 on Agenda.

#4 Nomination of additional candidates for Board of Trustees. No additional candidates nominated.

#5 Candidates Statements: Fred Weintraub and Lynn Francavilla only candidates running for Board of Trustees

President arrived and meeting proceeded.

Roll call: 17 people in the room counting the Trustees.

Certifying of proxies. Made sure all ballots are signed.

Notice of Meeting: First notice e-mailed to all homeowners on February 22, 2023. Second notice e-mailed and hand delivered to all units on 4/8/23. Approved.

Approval of 2022 Annual Meeting Minutes: Terry made motion to approve, Jane second. Approved by Officers.

Reports from Officers:

Gene-Ann: First, I am the late Gene-Ann Pesano. Will never happen again. I wanted to talk about things the new Board could pick up that we were not able to finish. One of the things needed for the last 20-25 years, is the concrete on the main entrance. It is getting more and more broken up and it looks awful. Not a nice look. Last year we had to work on a slim budget. We did not have the money. As it turned out it was a good thing for this coming year. We saved a lot of money because of Vincent. He got us some really good vendors, specially the landscaper which is probably our biggest budget item. This has saved us a lot of money, and a bunch of other things as well. Hopefully a few of those dollars could be used to catch up on some of the stuff that should have been done 15-20 years ago. It is up to them I am just saying. Gene- Ann asked Vincent if he had anything to say.

Vincent: I like to talk about a few things like trying to bring in a few contractors like this landscaper for example, that I use in my daily business. I am a property manager, that's my job. I am trying to bring in some people that are trustworthy that can communicate with me that aren't necessarily a big chain sort of company, so that as we transition to some of these people, like the landscaper, for example. This is the first year, we have to give them a little bit of time to familiarize themselves to the neighborhood, some of the quirks, and the

neighborhood for example has some hidden pieces, like behind 18 MD. They need a little time to sort those things out. I am new to the neighborhood. I have been here two years now. I am still figuring things out myself. But if you ever need anything, call me, e-mail me, whatever, I'd be happy to talk to you.

Homeowner F. Weintraub: The apron sections in the front of some of these driveways on some of WSW, are totally crushed. I know it is not an emergency kind of item because people aren't getting hurt or cars are not damaged. But I think if we are looking at the concrete at the front of the entrance, we looked at it for years before *(pause)*

Gene-Ann: We did! If you look in this box there are several quotes. Whenever we asked for quotes we included the aprons.

Homeowner F. Weintraub: That's something that I suggest.

Vincent: I procured an estimate back in the fall and I had them estimate the front entrance and I think maybe 12 of the driveways. A good number of them, from the entrance along WSW up until the stone work on the Mignatti units.

Terry: Some homeowners mentioned their e-mails or phone calls not getting response quick enough. The e-mails are forwarded to the Trustees, they in turn take care of whatever issue it is that they are responsible for. Sometimes it takes a little bit longer, as they have explained. An e-mail is the best way and if you don't get a response right away, please be patient. I know some owners have sent an e-mail 5 times. I have responded that the e-mail has been received and forwarded. Sometimes we can't get the vendors immediately. The past year we've had situations with vendors not coming at all and we have been lucky to have vendors come do the work as soon as we need it. We need you to be patient because your Trustees are trying their very best. Also, though we do have a phone number, getting an e-mail is best. I understand some owners do not use e-mail.

Gene-Ann: Sometimes they don't show up at all. Glad Ozane came in immediately today. They took care of 4-5 units right away. We have a problem with Missing Link. They are missing. I drive past the place it seems closed.

Vincent: Owner is getting old and tire. We need to find someone else for fencing.

Question from owner: What fencing?

Gene-Ann: The fences between units on back patios. Not everyone has one.

Question from Owner: So are we replacing them?

Gene-Ann: No, we just need to know that when one needs to be replaced, or repair, we need to have a vendor come in to do it.

Vincent: Also important to keep budget up to date like even if we don't anticipate replacing things like the partition fences in the immediate future, it's good to know that, ok, it will cost x to replace this many partition fences and the estimate we got ten years ago is not up to date so in order to keep the budget we have to procure prices for that and it's hard for these contractors. They don't want to do work like that because it's not work for them immediately. They just want to blow you off.

Terry: Vincent is right. In that packet we delivered and e-mailed to you, if you read the budget very carefully.

Jane: We did well with the budget this year. Also we did well with no snow. It was a huge savings. We were concerned because last year dues had to be raised so we were concerned. This year no. Due to fact we didn't go over on snow, we had our excess.

Gene-Ann: In addition to that, in the past, most of our repairs have been roof repairs. Since we had new roofs put on within the last two years, we've had few calls for maintenance on the roofs, so that helped too.

Question from owner: Is this snow contractor paid regardless whether or not they remove the snow?

Trustees: No!

Gene-Ann: One sent us a quote like that and it was sent back to them.

Vincent: It's a la carte.

Homeowner: Makes more sense. You may pay a little more for service but probably pay less over all.

Jane: And you don't anything when it doesn't snow, so it was great!

Complaint made by homeowner: regarding squirrels eating wiring on a car. Suggestions made on how to try to keep squirrels away. No easy solutions.

Gene-Ann: We have sent notices to all resident to stop feeding the outside animals. By doing so you attract the squirrels and other wildlife.

Terry: Many unit owners leave their garage doors open, outside animals get in and cause havoc. You must keep your garage door closed.

Gene-Ann: We have a new pump for well.

Vincent: Yes, the well pump has been replaced, for the sprinklers.

Gene-Ann: One of the things Vincent was saying before, saving of money so when things happen. The amount of money we had on reserves for replacing the pump was pretty closed to the cost of replacing the pump. So when it comes out of the reserve it does not come out of the budget, it comes out of the reserves. We still have the same amount of money to spend during the year to do whatever we have to do.

Vincent: Hopefully it will last another 30 years.

Gene-Ann: That wasn't 30 years old.

Terry: Thank you for getting a good price for that pump.

Gene-Ann: Anything else before we go into appointment of judges?

Jane: No!

Gene-Ann: We need two volunteers to count the ballots. Ok, Fabio and Dave.

Gene-Ann: Gave instructions for counting ballots.

Pause while ballots are counted. Homeowners talking among themselves.

Gene-Ann: Results are in: Luann Cash 20 Votes, Lynn Francavilla 25 Votes, and Fred Weintraub 33 Votes. No write-in votes. Congratulations!

(Clapping)

Gene-Ann: One of the things I want to do quickly, I have stuff to turn over to the folks on the new Board. Some stuff is here, some in my garage. Somebody will be getting a visit from me.

Old Business: New Board needs to finish some of the project like Dryer Vents. Two years ago we put in a new rule that the dryer vents had to be cleaned every two years, if they don't we have to fine owners for it. The reason we did that was twofold. First, one of the group things that are common in house fires is dryer vents clogged. Second reason was because our insurance company raised our premiums by a large amount and when I talked to them about it, they said if you had a rule that said you have to do dryer vents and did them, we'll bring them back down again. Well, we saved \$5,000 and hopefully we saved all the units. Nobody has had a fire in their units. Only 31 units out of 95 have comply. We sent e-mails and gave a list of possible vendors.

Homeowner Question about the rule: How do we let you know it was done?

Gene-Ann: When we put out the rule in it said you have to do this every two years, send us a copy of the receipt, then we know you had it done. This way we know which unit did it. This is going to the new Board so you'll know who reported having it done or who hasn't.

Gene-Ann: When I wrote this (*agenda*) we had 8 units that had carpenter bees. I sent Ozane a work order and they came right away.

Next, we got a letter from Verizon about a project they are doing where they are going to replace all their copper wire with fiber optics. In order to do that they have to dig, they are asking us if we are going to participate in this. We don't really have a lot of choice because if we don't let them come in and do the fiber optics some people will not have landlines at all.

We've read this, sent to our attorney and insurance agent and they both said that we are fully covered, not a problem. I left the letter for the new Board to read. Vincent you said you've had other communities that did this.

Vincent: They come in, it's free of charge.

Terry: They don't have to go into your home.

Gene-Ann: We don't have to do anything. They are doing it all. They are not digging on the streets. I think that's what they told us. When the new Board gets this letter, there is a gentleman's name and number. I called and asked a bunch of questions. He said he would do a tele conference with Board so you can ask him questions.

Gene-Ann: Congratulations to the new Board. Hope you enjoy it. We have. (Laughter) Well, it's not always easy, as Terry says all the time, "No good deed goes unpunished".

Terry: I also say, this is a thankless job, but you do it because you care for where you live, your community, your neighbors.

Jane: I think it's a good thing that people volunteer and do it. Because it saves us a ton of money and keeps us a community. If it would change hands and people would take turn doing it would work. It is a thankless job unfortunately I don't know why it's such a thankless job but it is. It's just. You learn a ton of patience.

Gene-Ann: Its people don't perceive the Board members as neighbors, they perceives us as some kind of government. Which we are not.

Terry: They see us a servants.

Question from Homeowner: Can we send out a list of dryer vent companies.

Board: We have.

Terry: I served on the Board for two years, on this board. I've served on another Board for 16 years. That's why I know no good deed goes unpunished. But, I am stepping down. I will stay with you as long as you need me to transition secretary to secretary for the e-mails and show you what has to be done. But at this point it's

time for me to step down. Honestly a lot of it was the treatment received by some of us on this Board not too long ago. I don't have to put my family through that or myself through that and I'll tell you, she can tell you, the patience, a lot of patience shown. But it is a good thing to do to help your community. We all live here, we want to maintain it, we want to keep it looking good, unfortunately a lot of our neighbors don't understand what we actually do and feel that we are just floor mats and feel they can say or do, or hurt us in any way they feel like, and let me tell you, three of us have been hurt very badly on this Board the last two years, very badly. To the point that police was sent to somebody's home when that person was only doing the job that is require of that Board member. That's not fair. When you hear something from some neighbors because they are angry, talk to them and say to them "why don't you talk to them and ask what is going on"? Maybe we may need to help you. But we don't have to take the abuse. That's why I am stepping down.

Gene-Ann: I didn't run again this year because I already put in eleven years into this.

Jane: I didn't want to because I think I did five or six years.

Gene-Ann: You need new blood. Different people have new ideas and different ways of doing thing. The whole idea of having new people every year or other year is the best way.

Jane: Sometimes people leave and come back, sometimes you need a break.

New Business:

Gene-Ann: Reminding you Fred all signatures have to be changed. You have to go to Chase Bank and TD Bank. Let us know if we have to go with you. We have two accounts. By law you have within 10 days to have an organizational meeting to designate President, V President, Secretary and Treasurer. That has to go to Ed.

Gene-Ann: Asking for motion to adjourn?

Terry: Motion to Adjourn!

Jane: Second!

Terry: All in favor?

All: Yay!

Meeting Adjourned 8:05 PM

Respectfully Submitted By: Terry Bastone