



PHA Board Meeting Minutes

Thursday, August 18, 2022 @ 7:00pm @ Prestwick Country Club and via Teleconference

Present: Brandon Palmer, Jim Nolting, Marc Steinman – phone, Joe Carlasare – phone, Tom Kazmierczak - Phone

Absent: Greg Bird, Rich Zaremba, Lee Hill, Lauren McFarland, Cathy Wrigley

Guests: Mike DiMaggio

Call to Order – 7:02 pm Brandon indicated a quorum was present.

- Approval of July Meeting minutes
 - Motion to Accept minutes by Jim Nolting
 - Motion Seconded by Tom K. (Approved by all)

ENTRANCES – Marc Steinman

- Marc indicated lighting had been repaired at Highland, St. Andrews, and Aberdeen. Two new spot lights procured for spares from Home Depot.
- Contract with Beary will expire on December 12th this year. Brandon noted we should be getting bids for next year. Marc is hoping to put together a crew to simply help with plantings and save the \$18,000/year expense.

MEMBERSHIP – Cathy not present, but Brandon noted that there have been numerous sales in the St. Andrews and Highland areas this year and that all those sales were of quick nature.

MARKETING/SOCIAL MEDIA – No report.

ARC – Update.

- Still seeking ARC Chair. If you know anyone who is qualified for the role and interested, please have them reach out to Brandon to apply.
- Received solar panel installation request on 6/8/2022 from 560 Aberdeen; we have 90 days to implement a policy.
- Brandon noted some inquires for Driveway repairs, Roofs, decks, and 661 Fairway responded to our Architect's recommendations.

- There was discussion on the Solar Panel installation policy that Joe had worked hard to assemble in the short period of time within which we had to respond. He discussed the requirements the HOA must follow in implementation and noted his conversation with the Mayor and staff regarding their position on permitting requested installations. Tom K. asked if the Architect should review such requested installations. After discussion, it was felt that wasn't probably necessary and installation considerations should be part of the Village permit process.
- A motion to vote on the Solar Panel Policy was brought forth by Jim N. and seconded by Marc. All present voted to approve the Policy. Many thanks go out to Joe for his efforts.

FINANCIAL – Tom K.

- Tom provided his update of the HOA's financials Indicating just over \$31,000.00 in the bank accounts. Marc motioned to accept the report with a second from Joe.

SOCIAL – Block party reminder – PHA will provide up to \$100 to support a block party in each section (Aberdeen, Prestwick Dr., Shetland, Highland/St. Andrews) with proper social distancing – everyone in the section must be invited (including all cul de sacs and condos).

SECURITY – Lock it or Lose it!

WEBSITE – Will add Solar Panel Policy

GOVERNMENTAL – Nothing to update from Joe.

CODE ENFORCEMENT –

- Village has hired Larry Trotter as their new Code Enforcement Specialist – his email is: ltrotter@frankfortil.org. Larry lives in Prestwick and is a PHA member. If you would like for Brandon to submit Code Enforcement items on your behalf, please provide the address, the nature of the issue, how long it's been going on for, and picture(s) of the issue. This will help ensure the Village can react to it as quickly as possible.
- Marc noted that there are a significant number of dead trees in residents front yards that aren't being addressed. Brandon noted that he has had discussion with Adam from the Village on this issue and was told there is very little they can do unless there is danger of bodily harm. Marc commented that his interpretation of the Landscaping Ordinance implies that they can and indicated he would forward the appropriate sections of the ordinance to Brandon, Joe, and Greg for review.

LEGAL – Nothing to report

E-NEWSLETTER –Reminder to everyone to watch their speed driving through the neighborhood and also to patronize Frankfort businesses.

NEXT MEETING DATE: **Thursday, September 8th, 2022 @ 7pm @ PCC – Room TBD** with teleconference option.

Adjournment:

- Motion to adjourn by Jim N.
- Second by Marc S.

The meeting adjourned at 7:44pm.

Minutes taken by Marc Steinman

Respectfully submitted by,

Rich Zaremba

Secretary, Prestwick Homeowner's Association