FERNBROOKE HOMEOWNERS' ASSOCIATION

QUARTERLY Board of Trustees Meeting - MINUTES

July 22, 2026

Start Time: 7:06

- **Welcome by President**
- **Call to order**
- **Roll Call**

John Caruso, President	Present
Steve Arasanyin, Vice President	Present
Nancy Bivins, Secretary	Present
Pam Korzun, Trustee	Present
Jennifer Cassise, CPM Comm. Mgr	Present

Approval of Quarterly Board Meeting Minutes from April 22, 2026

- **Updates: None**
- **Approval:**
  - **Motion to Approve: John Caruso**
  - **Seconded by: Pam Korzun**
  - **Approval: Passed**

New Board Member

- **Appointed Board Member Nancy Wilkerson was introduced.**

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Financial Reporting

- **Financial Assets Report as of June 30, 2026**
    - Operating Account $ 1,498.78
    - Reserve Account: $ 165, 414.31
    - Operating Reserve Account: $ 9,662.45
- **Outstanding Balance: $13,206.47**

- **High Interest Account**
    - A portion of the Reserve Account will be moved to a higher interest rate account and managed by CPM and reported in the monthly financial reports
- **Financial Reports Available to Homeowners**
    - As reported in the FHOA Newsletter the two financial reports that are mentioned in Exhibit D that are not available in Vantaca are available by contacting CPM

ARC Committee Reporting

- **Applications**
    - Request Received (YTD): 31
    - Carryover 10
    - Total 41
    - Completed/Closed: 26
    - Open: 13
    - Pending:
    - Denied/Not Approved: 1
    - Rescinded: 1

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NEWS & ANNOUNCEMENTS

- **Community: None**

- **Township: None**

OLD BUSINESS:

- **Exhibit C Bylaws - Submitted to and waiting for registration with County**
- **Spring Inspection**
    - 29 Violations Recorded
    - 21 Complete
    - 8 Open (Waiting for update from homeowner)

NEW BUSINESS

- **Geese Management**
    - The Geese waste is getting unmanageable
    - Board obtained quote from Geese Chasers as a option
    - The Board will discuss options and inform Homeowners of resolution

PUBLIC COMMENTS PROCEDURES - REVIEW

- **Zoom Meeting Expectations**
    - **Open comments are intended for respectful communication; personal attacks, disruptive behaviour and inappropriate language are not permitted.**
    - Three-Strike Rule:
        - 1 - Warning
        - 2 - Audio muted (raise hand to speak again)
        - 3 - Removal from meeting
    - Anyone removed from meeting is welcome to attend the next Meeting

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- **How to Participate - Participants will be called on if their hands have been raised**
    - **How to Raise Hand/Lower Hand**
        - **Windows or Mac**
            - Look for Bottom Toolbar (you may have to move your mouse to the bottom of the screen)
            - Select **React/Reactions** then Select **Raise Hand**
            - To lower your hand - Look for Lower Hand or click **React/Reactions** and select **Lower Hand**
        - **Phone or Table**
            - Tap screen to show controls
            - Tap **More** (...)
            - Tap Raise Hand
            - To lower your hand - Tap **More** (...) and tap Lower Hand
        - **Call-in**
            - Dial *** 9** to lower hand and Dial ***6** to raise hand
            - **You will receive a notification to unmute your audio when it is your turn.**

OPEN MEETING for PUBLIC COMMENTS (*State Name and Address*)

- **37 Mayfaire - UPDATE**: provided an update regarding ruts in grass located on Fernbrooke property on Hancock Street. The Township stated they were not responsible for the disturbed grass area damaged this past winter by snow plows. The business across from the damage indicated that they will level out the area and plant grass in the next few weeks. **COMMENT**: Geese are not in areas where there is much more ground and have migrated to our area because of access. There should be a way to plant vegetation not necessarily right at the edge of the water. **BOARD RESPONSE TO QUESTION:** It is believed that limiting access to the pond will not deter the geese from landing in surrounding areas and soiling the walkway. The Board of Health will site Fernbrooke if the waste is not cleaned up. The Board will welcome anyone interested in volunteering to keep the sidewalk clean and will also investigate Geese Chasers as an option if removal of the waste continues to be unmanageable.
- **32 Mayfaire - QUESTION**: Will there be a community gathering this year in the fall? **BOARD RESPONSE TO QUESTION:** The Board will need to identify who on the Board is willing to coordinate the event and if there are homeowners who are willing to help with the event by joining a Fall Gathering committee.

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COMMENTS FROM THE BOARD

- Pam posed the possibility of having a FHOA Facebook page.
- The Board will discuss in the next Board meeting and provide an update.

NEXT QUARTERLY MEETING

Public Board Meeting: Wednesday October 21, 2026 @ 7:00 pm

ADJOURNMENT

- **Motion to Adjourn: John Caruso**
- **Seconded: Pam Korzun**
- **Result: Passed**

MEETING END TIME: 7:25

APPROVED