

MINUTES & NOTES
LAWN / LANDSCAPE / IRRIGATION Committee Meeting
Kings Point Federation Conference Room
February 24, 2010
3:00-5:00 PM

OPENING:

Chair Larry D'Agostino called the meeting to order at 3pm.
Vice-Chair Evelyn Weissman called the roll:

Present:

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| Larry D'Agostino, Chair. | Area 1: Dennis King, Sheila Houlihan |
| Evelyn Weissman, Vice-Chair | Area 2: Dallas Marme, Marge Hile, Bob Mathews |
| Peter Schmidt, Continental Group | Area 3: Hank Hosman, Jerry Kleinman, Evelyn Weissman |
| Paul Woods, OLM | Area 4: Don Wolbert, Joe Anderson |
| John Cornelius, Valley Crest | Area 5: Ken Hinkley, Barbara Flagg, Linda Maslyk |
| Eve Adams, Valley Crest | |
| Maria Adams, Valley Crest | |

Absent: Tom Canter, Ed Heath, Richard Singer (Federation)

A quorum was established.

BUSINESS:

Approval of past minutes:

Chair D'Agostino called for a motion to approve the minutes of the regular meeting of January 20, 2010.
Unanimous approval and motion passed.

Chairman's Comments:

1. **Separate pump for Manchester I to improve pressure there and in turn, the rest of the north loop:** The sub-committee researched this issue. Any modifications to the irrigation system must be approved by the Master Association and WCI. The sub-committee reports that forthcoming approval is likely, after the master and WCI are re-assured of some technical details by ValleyCrest. Lucille Littlejohn, President of Manchester I, states that the association approves this pump.
2. **Valley Crest contract extension:** Chair D'Agostino gave a summary of recent joint working meetings between sub-committees of the Contracts Committee, this committee, and ValleyCrest. Four contract areas were reviewed: mulching, treatment of gray leaf spot disease, irrigation maintenance, and pruning. (Input from last month's Pruning & Edging sub-committee was taken into consideration). This committee has submitted its recommendations to the Contracts Committee, which is currently negotiating final details with ValleyCrest.
3. **ValleyCrest 6-month performance review.** The Contracts Committee will be conducting this review on March 12 at 9:30 a.m. in the north clubhouse banquet room. Chair D'Agostino invites written input from any committee member. This input may be emailed to Vice-Chair Weissman at evelynw2@yahoo.com or otherwise delivered to D'Agostino by March 5.
4. **Presidents & POC Annual Informational Meeting:** Chair D'Agostino asked the committee for input on when and how often this should occur. After discussion and research, it was agreed to

do it annually at the beginning of March and a date of March 3, 2011 was set as the next session. Linda Maslyk will schedule a room for this event.

Unfinished Business:

- A. **Mulch.** John Cornelius reported that all associations have been mulched. He noted that Cambridge L had done their own, without notification to anyone. Peter Schmidt stated that the President of Cambridge L had informed him in a timely response to a deadline letter that the association was exploring alternatives to mulching but never replied with the chosen alternative. Peter will look into this, as it defies the Federation's intent of association participation in bulk contracts.
- B. **ValleyCrest contract: Fertilization & Pest Control; Boundaries** - input of sub-committees charged with review and recommendations of these sections is requested. Barbara Flagg (Boundaries) said she had already given it to Chairman d'Agostino.
- C. **Submersible pump for Manchester I:** Addressed in chairman's comments above.

New Business:

- A. **ValleyCrest contract extension:** Addressed in chairman's comments above.
- B. **Extension of the OLM contract:** Chairman D'Agostino recommended that OLM's contract be extended concurrently with ValleyCrest's; the committee concurred.
- C. **ValleyCrest's 6-month review:** Addressed in Chairman's comments above.
- D. **Leak reporting procedure:** Jerry Kleinman requested that Continental print and distributes a concise procedure for reporting water leaks in public spaces. Peter Schmidt agreed to do so, and will re-inform Security on the correct non-business-hours reporting procedures.
- E. **Resident verbal assaults on ValleyCrest employee:** Joe Anderson stated his displeasure about an incident where a resident threatened to shoot a ValleyCrest employee. Peter Schmidt reported that he had become aware of this immediately after its occurrence and had been informed by the Sheriff's office that the assaulted employee would have to file a complaint.
- F. **Difference in irrigation pressure, day vs. night:** Dennis King reminded ValleyCrest that the water pressure is much less at night than during the day when ValleyCrest personnel are repairing or installing new irrigation. He suggested that new installation designs assume the lower pressure. John Cornelius responded that he has made recommendations to the Master Association for system pressure improvements. He also said that night irrigation inspections will start in a month.
- G. **Improvement in work order tracking:** Hank Hosman suggested that ValleyCrest begin informing Presidents and POCs when a work order is closed. Stormy Holloway at Continental can also be called (634-5191) to get this information. Hank also suggested that ValleyCrest employees improve the legibility of their writing on the 'door hangers' (notices that work has been completed at a certain address), and always state the completion date.

Comments by ValleyCrest:

John Cornelius stated that **cutting back frost damage**, removing dead plants, and turf fertilization will start next week (March 1). He asked the community to be understanding and patient as personnel begin removing dead plants and cutting back deadwood. John also reminded the committee that irrigation flags (placed near sprinklers they are working on or needing repair) sometimes need to be in place for some time until the problem is resolved. Hank asked Valley Crest to ensure that they are picked up when work is done.

Comments by OLM (Paul Woods):

In general, everything looks much better than it did a year ago. But ValleyCrest needs to pay more attention to detail. Examples: missing or non-operating irrigation heads, overgrown in-ground junction boxes, straighter edging lines, less tracker dye spilled. Further specific suggestions:

- . Drop mower levels in Bermuda grass.
- . As associations begin to replace plants killed by the frost, they should consider more Frost-resistant types.
- . Turf does not currently need extra irrigation; it is in a naturally dormant state.

Visitors' Questions and Comments:

Nina Malinak, POC, Kensington asked for recommendations of **what kinds of plants to best replaced frost-killed ones**. Paul Woods responded: Shrubs with woody, rather than green stems, tropical exotics would tend to die in another freeze. Viburnum.

Kay Ordiway, Tremont I asked for a **definition of an 'original planting'**: John Cornelius responded that in general, it is one that would have been planted by the developer, and any subsequent replacement would have be the same kind of plant. Peter Schmidt (Continental) responded that most association documents substantiate that.

Arvo Arnio, Cambridge K invited members of the committee to view his association as an example of what cumulative neglect looks like. John Cornelius stated that ValleyCrest, OLM, and Continental (Peter Schmidt) had visited with the Cambridge K board on-site today to assess the situation. The Cambridge K board wants assurance that if it invests in irrigation upgrades and new turf, that it will be properly maintained. John Cornelius of ValleyCrest assured that it would be.

Next meeting and adjournment:

Chairman D'Agostino announced the next meeting for Wednesday March 24 at 3pm in the Federation conference room and upon a motion and second, adjourned the meeting at 5pm.

Respectfully submitted,

Peter Schmidt
Contracts Administrator