

**Odessa National Maintenance Corporation Open Board Meeting**

July 18, 2023

1. Meeting called to order at 6:35pm
2. Introduction of Board of Directors for 2023
3. Intro for First Service Res, Kevin Meconi will be leaving, Jessica Carpenter will be taking over
4. Review of prior meeting minutes
5. Review of accounts and funds in accounts
6. Assessment delinquencies-61% are up on their assessments (305 vs 302 previous meeting), 115 homes made payment and have an outstanding balance, overall numbers trending in the right direction
7. Collections Threshold is \$800- after that referred to a collection agency
8. Items from last meeting
  - a. identified some new cutting areas
  - b. road paving-roadways have not been turned over yet
9. New Business
  - a. Current Landscaping-Altra doing a great job, utility easement areas received their 1<sup>st</sup> cut, will be cut few times a year, not as much as the main community
  - b. Landscaping committee has been meeting regularly and working to beautify the community, starting at entrances.
    - i. Phase 1-Monuments, complete June 2023
    - ii. Phase 2-Center Island-remove some or all of the trees because they can't grow properly, and plant other plants and flowers to make more aesthetically pleasing
    - iii. Traffic circles will get a weeping willow tree and other plants
    - iv. Islands are likely next years project
  - c. Additional cutting areas have been identified due to communication from the residents, they are now being mowed as well. Tree line by Ravenglass will be also treated due to poison ivy
  - d. Road paving-in contact with DelDOT - aviemore never received top coat. Once roads are turned over, in the community will be maintained by Maintenance corp, Main roads such as Odessa Blvd will be maintained by Deldot
  - e. Adding speed limit signs in the community
  - f. Ponds are in great shape, recently inspected, need some minor items addressed, Lakesource has been doing a great job
  - g. Fitness Center has been renovated with new equipment. Pool has been resurfaced with new plaster. Flooring in men's bathroom shower is getting replaced. Flooring in Grille area is getting replaced. Balcony is due to be repaired this summer. Tennis court-will be repaired

10. Open Forum

a. 1. Paving-continue to work with Del dot, state representatives and etc to get it done

2. Capano is responsible for maintaing the empty lot on Aviemore

3. Altra will be the one to maintain the easement area in Aviemore-will make a note to contact Atra to clean it out

4. Drainage issue on Aviemore-being coordinated between capano and deldot, has been marked, will check with Joe Tetrinova

5. Capano owns the empty lot, will check with Joe to see if it will be built on

11. Next meeting in November, elections will be held at that meeting

12. Meeting adjourned at 7:10pm