



*Property Owners Association*

**Lantern Hill at Doylestown  
Board of Directors Meeting  
May 2, 2019 Minutes**

Board Members Present: D. Pundock (DP), J. Marchand (JM), S. Pappas Gentililin (SPG)  
Attendees: M. Klein (MK)

- I. The meeting was called to order at 5:30 PM.
- II. A quorum was established
- III. Vacant seat on the LH Board of Directors  
Upon Motion duly made and seconded and unanimously approved, it was  
**RESOLVED**, to appoint *Judith Marchand, Woodbridge Drive, to fulfil the remaining term of Gary Sentman.*
- IV. Election of Officers of the Executive Board:  
Upon Motion duly made and seconded and unanimously approved, it was  
**RESOLVED**, to appoint the following Officers of the Executive Board  
President – Doug Pundock  
Treasurer – Stephanie Pappas Gentililin  
Secretary – Judith Marchand
- V. Financial Reviews:
  - a. MK reviewed the Statement of Revenue & Expensed through 3/31/19. The Board concluded that the 2019 budget is on track with the exception of legal expenses which are being incurred from the engagement of Clemons Richter & Reiss, P.C. to represent Lantern Hill's interest to mitigate quality of life aspects in the Granor/Price zoning change hearings.
  - b. Delinquency Report: MK presented to the Board the LH Assessment Receivables Report as of 4/30/19 and provided historical background to those properties listed. A discussion ensued on the appropriate actions to be taken to maintain the health of the LH financial projections and reserves.
  - c. Violations and Maintenance Report: The Board reviewed the Report and discussed the status of properties in violations. Two properties in particular (Lantern Drive and

Woodbridge Drive) were examined, and the status of communicating with the homeowner and associated course actions, if applicable, in order to recoup money owed to the HOA. The Board agreed with the actions being taken.

- VI. Old Business-The Board reviewed and discussed:
  - a. Woodbridge – landscaping damage. Owner to receive fines.
  - b. Woodbridge drainage issue – association to increase flow rate of drain and resod area to adjust grading. An engineering firm will assess the alley gradation and provide opinion on alleviation of standing water.
  - c. Ash tree followup-the Board reviewed a map locating ash trees that require removing. Monarch landscaping will present a bid for tree and stump removal and a selection of replacement tree types resistant to blight.
  - d. Restaurant development – Borough zoning meeting occurred on 4/17/19 and a decision will be made within 45 days.
  
- VII. New Business
  - a. Association website – tabled until next meeting
  - b. Finalized Minutes from annual meeting-tabled until next meeting
  - c. Landscaping Committee – refer to Architectural requests below
  - d. Resident complaint that community light not working – MK to respond asking for identification of light so it can be inspected.
  - e. Spring Inspection Report – occurs 2 times a year Spring/Fall by MK and Board Members. Infractions are identified and where applicable, letters are issued to homeowners identifying issue and giving a timeframe for repairs and/or corrections to be made. Management office will make recommendations for vendors if requested. Issues identified as LH responsibility were discussed and repairs prioritized.
  - f. Public notices to LH Homeowners – a discussion ensued on how to improve communications with the community. This became a concern during the meetings and hearings regarding the Tredici Restaurant negotiations. It was recommended that clear boxes with an attached lid be attached to all mailboxes and used, upon approval of the Board, for neighborhood announcements. SPG will research types of boxes and DP will discuss plan with the postal service.
  
- VIII. Architectural Requests
  - a. Woodbridge – Board approved Architectural Committee to respond to homeowner for more details on the patio plan including a professional drawing of the planned arbor and patio and materials to be used.
  - b. Woodbridge – Board to await Architectural Committees correspondence with homeowner before acting on the request for a new deck.
  
- IX. The next board meeting is scheduled for June 5, 5:30 PM at Continental offices.

Adjournet