



*Property Owners Association*

**LANTERN HILL BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 7, 2019  
OFFICES OF CONTINENTAL PROPERTY MANAGEMENT**

1. Call to Order: **5:30PM**

2. Establishment of Quorum

**Attendees: Douglas Pundock, Stephanie Pappas Gentilin,  
Michael Klein / Continental Property Management (CPM)**

**3. Motion to approve** Minutes from May 3 and June 5 Board Meetings. Resolved to approved unanimously

**4. Financial Review:**

a. Financial Report as of 7/31/19

i. Invoices approved

\$810 – Verdant-general cleanup and correction to erosion sites

\$929 – Verdant – Spring storm clean-up (5/31-6/1)

b. Delinquency Report as of 7/31/19 (legal/collections log reviewed)

Lantern Drive – letter sent 7/10 regarding delinquencies and offering payment plan. No response but some payments have been received. Late fees will still be applied.

Woodbridge Drive – weekly payments being made against delinquencies.

Woodbridge Drive – judgment filed for to collect delinquent fees. August court date set.

Woodbridge Drive – fines assessed for common ground violations

**5. Old Business:**

a. **Association website:** request made to transfer of former website content. No response was received. Board member will research to see if URL is still available, and request URL administrator be changed to current Board Member.

b. **Slip and Fall lawsuit** – deposition of CPM scheduled for 8/21/19.

c. **Maintenance of footbridge** – Unanimously approved to accept proposal from engineer to evaluate condition of bridge and recommend repairs/improvements for price of \$1,500.

d. **Management contract renewal:** Unanimously approved to accept 5 year renewal contract for Lantern Hill Property Owners Association with a monthly fee of \$2,630, representing an increased rate of 1.5% the first year, with a minimum increase of 2% and a maximum of 4%. The Board requested CPM request a combined meeting with LHPOA, Lantern Hill Neighborhood Association and Granor Price to discuss forthcoming restaurant schedule.

**6. New Business:**

a. Approved – \$300 reimbursement for expenses related to community block party.

- b. Bids from Delaware Valley Paving and HBI were reviewed for storm drain and asphalt repairs. The Board approved Delaware Valley Paving quote of \$4,250.
- c. Board reviewed sidewalk repair bids from Genesis (\$12,620), Powell (\$9,860), and Harm (\$8,690). The Board requested Harm provide a more detailed quote associated with the bid.
- d. Association Trash Contract – expires 12/31/19. Bids were requested from current contractor and Environ Green.

**7. Architectural Requests: None**

**8. Homeowner Correspondence:**

- a. Edison Drive– complaint concerning community street light being out. CPM asked homeowner to identify. CPM to contact Borough Street Department and submit request to fix.
- b. Lantern Drive – request for communication regarding dog waste. CPM will send reminder letter to homeowners on cleaning up after your pet.

**9. Violations & Homeowner Maintenance: The Board Reviewed.**

**10. Scheduling of Next Board Meeting – September 12 at 5:30 pm (CPM Office)**

**11. Adjournment - 7:00 pm**