



**Seasons of Plainview:
Board's Monthly Community Notes
AUGUST MEETING 8.19.25**

PRESENT: David Rosenblum- President, Nancy Sanders- VP,
Jenn Gerson- Director, Susan Levinson- Secretary, Mike
Moran- Treasurer, & Janet Kaiser- AW.

Financials:

- The Board accepted last month's meeting minutes.
- The Board reviewed all necessary financial and management reports. They remain solid
- The board asked AW to adjust how expenses are being classified.
- AW reported that there are virtually no arrears in maintenance payments.

Landscaping-Projects:

- Concrete repair is complete, AW to ask pavemaster to fix curb and clean streets. The final pavemaster project is repaving the crosswalk at the LIE entry commencing in the Fall or next Spring.
- The Board asked AW to have our vendor inspect the gutters.
- Fall planting to be reviewed shortly.

Community:

- Spigot install agreement monitored by AWC.
- "Property under surveillance" signs has been relocated.
- Backflow inspections are ongoing.
- Motion light detector at clubhouse entrance installed.
- The board asked AW to have Omar label keys for all the sprinkler rooms for quicker access.
- Omar to powerwash sidewalks where needed in the Fall.
- Additional signs for the community entrance, indicating the presence of our surveillance system, were approved.

Clubhouse and Pool:

- The restroom lighting has been upgraded to a more efficient brighter fixture, which will provide improved functionality and uses longer-lasting bulbs.

- The newly purchased refrigerator malfunctioned and since we have insurance, it was repaired without charge.
- Additional pool furniture was purchased and installed.
- Pool repair to the multiport is completed.

Condensate Drains:

Seniors:

Our gratitude to all of you who have cleaned the condensate drain either by using an independent plumber or participated in the recent community service. Only those that used your own plumber are required to submit the paid invoice to Janet at A/W.

Residents who have not yet arranged for drain cleaning, we strongly urge that you speak with your upstairs/downstairs neighbor, complete the forms that are available in the clubhouse and arrange for mutually convenient times. Bill of Bill Loretz Plumbing will coordinate with you.

The cleaning of the condensate drain is not an option and **MUST** be done.

Next Generation residents:

We are investigating the most efficient way to have your units drained and we will update you after our next meeting.

The pool is closed after Labor Day but will reopen the following weekend (September 6-7)

Enjoy your Labor Day

The Seasons Board