

BOARD OF DIRECTORS MINUTES

November 29, 2017

PRESENT: Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Paul Luff (PL), Tina Talansky (TTa), Amy Wert (AW), Merle Neulight (Scribe) absent

RR: Opened the Board of Directors meeting at 9:10 a.m.

I: PRIOR MINUTES

- A. **PL: MOTION:** Approve submitted minutes from October 18, 2017. **JM: 2nd.**
All approved. 5-0.

II: ELECTION OF OFFICERS

- JM: MOTION:** Keep the officers the same as last year. **MS: 2nd** Approved 5-0.

III. FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XX Villa Dr., XXX Villa, XXX Fairway and XXX Fairway.
Discussion on XXX Fairway. AW has a commitment by homeowner to pay until the bank takes over.

B. Treasurer's Report

- a. **MS:** All of our Money Market accounts and CD's are under the \$250K threshold.
- b. **MS:** CD is due in mid-December. Recommended to take the \$200K CD and add \$45K to it and renew. **MS: MOTION:** Purchase a \$245K CD to replace R28101 in December; **PL: 2nd** Approved 5-0.
- c. **MS:** All our invoices and bills match.
- d. **MS:** TD Affinity program check of \$3,517.00 to be put in the Capital Account.
- e. **MS:** Capital One rebate will be added to the Capital Account in January.
- f. **MS:** Requested from the Social Club the balance above \$8,000 for inclusion in the Capital Account.
- g. **MS:** Total Turf (TT) was able to obtain the additional equipment for the "added snow equipment" so the program will be going forward for this winter season. **MS: MOTION:** Approve the program for \$1100 each time it is used; **PL: 2nd** approved 5-0.
- h. **MS:** All the winterizing was completed this fall. Anchor to update the FOBs sometime in the near future.
- i. **MS:** Led discussion on the ballroom payment issues. TTa pointed out that Reba Grossman will stop doing the contract work for the ballroom rentals as of 1/1/18. TTa will pick up the work that Reba was doing. TTa requests that the contract be simplified. TTa and RR will meet prior to the next meeting to fix the issues requested. MS would like to increase the cost of the rentals. Discussion on the cost of taking the

chairs down and setting up. May have to hire outside people to do it. Price changes tabled for now.

- j. **MS:** Bernie Dubin has requested a separate bank account of up to \$1,000 for the Men's Club. Discussion and request were tabled.

IV: LANDSCAPE/ARCHITECTURAL

- a. **PL:** Architectural Requests
 - i. **XX FPC** request for chimney cap cover. Approved 5-0
 - ii. **XFPC** request for gutter guards. PL will obtain additional information from homeowner for clarification. Tabled.
 - iii. **XXX Villa** – Additional information required. MS noted that TT is working with homeowner on this.
 - b. **AW:** XXX Villa-complaint on the amount of pruning that TT did in the fall pruning of the bushes in front of their home. No action at this time. Tabled.
 - c. **AW:** XXX Villa-has requested that additional trees be put in the common area to replace a dead tree. PL pointed out that this issue had come up before and that the tree was replaced a few years ago. No action.
 - d. **AW:** XXX Villa-asked to have additional tree debris removed. **PL:** **ACTION:** Will inspect.
- B. Monthly Grounds Maintenance Schedule**
- a. **PL:** All is up to date, or in the process of being done.
- C. Monthly Contract and Maintenance Schedule**
- a. **RR:** Diesel Maintenance to be done soon and the heater block on the diesel engine will be replaced before winter cold.

V: GUEST – Bernie Dubin (BD)

A. BD: Requested the \$1,000 bank account. Discussion. RR pointed out that this request would be inconsistent with all the other parts of the Social Committee and the Board did not want to have multiple checking accounts for the organization. Board thanked Bernie for his efforts in the community.

VI: CORRESPONDENCE

A. AW: XX Villa – issue with neighbor leaving dog waste in mulch. Discussion. **AW:** **ACTION:** Will follow up with a letter to homeowner.

VII: OTHER

- A. **JM:** Noted that the Singles Club will need a new chairperson with Sandy Rubin moving away.
- B. **JM:** Investigating new umbrellas for the pool that are larger – some need to be replaced by spring.
- C. **PL:** Presented the information for a two person Hot Tub and pointed out that no Association documents have a restriction against this type of installation on a patio or deck. Discussion. Tabled for next meeting.

VIII: NEXT MEETING

A. **Board Meeting-** December 20, 2017

VIII: ADJOURNMENT

A. Meeting adjourned at 10:30 am.