

**BOARD OF DIRECTORS MINUTES**  
**March 22, 2017**

**PRESENT:** Rick Rodgers (RR), Mark Schwartz (MS), Joel Mickelberg (JM), Tina Talansky (TTa ), Amy Wert (AW).

**ABSENT:** Merle Neulight (Scribe), Paul Luff (PL)

**RR:** Opened the Board of Directors meeting at 9:0am.

**I: PRIOR MINUTES**

**JM: MOTION:** Accept the minutes from February 22, 2017 as submitted. **MS: 2<sup>nd</sup>**  
All approved 4-0.

**II. FINANCIAL REVIEW**

**A. Delinquency Report**

- a. **AW: XX Villa Dr. Will be filed. JM: Asked for an explanation of next steps**
- b. **AW: XX Villa Dr. and XXX Villa Dr. remain with unpaid balances**

**B. Treasures Report**

- a. **MS: All money market accounts are under 250K threshold**
- b. **MS: New line added to accommodate court filing costs**
- c. **MS: Genius Cement bill being challenged due to over charge on Stop sign fix.**
- d. **MS: Deposit to ED's TV for \$ 2500 for upgraded ballroom equipment.**
- e. **MS: Quote to replace 7 bad windows and two door glass broken seals. They are all the original at the indoor pool. \$3400 RR glass.**
- f. **MS: CK Electric to add electrical outlets Five Ponds circle.**
- m. **MS: Discussion about putting off re-plastering of outdoor pool & SPA. Consensus is to put it off. JM: ACTION: Will notify Berardelli Pool Service.**
- n. **MS: Wants Anchor monitoring costs to show monthly, even though we are billed quarterly.**

**III. SCHEDULES - Grounds and Maintenance all completed or about to be.**

**IV. LANDSCAPE/ARCHITECTURAL**

- A. XXX Fairway / awning request**
- B. XX Fairway / landscape request**
- C. XX Five Ponds Circle / landscape request**
- D. XXX Fairway / landscape request**

**Note: Paul asked if these could be reviewed upon his return from vacation next week.**

**V. EMERGENCY RESPONSE GROUP No update**

## VI. CORRESPONDENCE

- A: AW: XX Villa - Issue with geese at the pond. Suggestion of using filament lines. MS: ACTION: Will look into it. Also, three additional cardboard dogs were ordered and will be placed around the pond.**
- B. AW: XX Villa - Issue with snow removal being stopped at 2:00 am. AW: ACTION: Will respond to resident.**
- C. AW: XX Villa - Issue with snow being pushed against wall. AW: ACTION: Will respond to resident.**

## VII. GUEST-JOYCE VAN NESS (JVN)

- A. JVN: Requested authorization of the Board to run a Memorial Day party at the pool for the Community. The cost would be \$ 3.00 per person: Hamburgers, Hot Dogs, and B.Y.O.B, plus suggest people bring cover dishes and we play tape music. She will work through Social Committee and must lock down date on Social Calendar.**

## VIII. OTHER AGENDA ITEMS

- A. List from residents for the Certificate of Insurance appears to be inaccurate. AW & TT: ACTION: Will revise tracking process.**
- B. MS: MOTION: Allow the purchase of new sofas and chairs in ballroom, not to exceed \$ 7K. JM: 2<sup>nd</sup> 4 - 0 vote to approve.**
- C. MS: Suggested we consider changing the fire pump test day from Friday to Monday. It is better if something does not operate properly. Tabled.**
- D. MS: Suggested that people with Comcast Cable with downed boxes near their homes contact Comcast to indicate issues with service and inform them of exposed wires.**
- E. RR: Working with Diesel Service to repair and replace rusted bolts in our system.**
- F. MS: Re-opening discussions for acquiring a generator for the clubhouse that would be big enough to run some of the heaters and Jockey Pump in a power failure.**
- E. JM: Should e-mail the community of the upcoming Social Committee officers.**
- F. MS: Was approached by Larry McKeogh to authorize moving the ping pong table to the ballroom due to increased participation and possibly purchase an additional table**
- a. Consensus of the Board was to allow it as long as Larry takes responsibility to insure that, when required, table/tables are to be moved out of the ballroom when there is a rental or community affair.**
  - b. Must play in the middle to avoid ruining the rug seams.**
  - c. Failure to comply to the conditions could lead to the table being returned to the Lounge permanently.**
- G. Volo Village has offered us a 6 month free trial of their "One Call" services. Tabled.**
- H. MS: Asked ED's TV to provide a quote on upgrading clubhouse camera system. They need re-visit our facility to better understand our needs. MS; Talked about his visit to the Reserve at Gwynedd, another HOA.**

**IX: NEXT BOARD MEETING**

**Next Board Meeting - Wednesday, April 26th at 9:00 am**

**X: MOTION TO ADJOURN**

**JM: MOTION: Adjourn MS: 2<sup>nd</sup> 4- 0**

**Meeting adjourned at 11:30 am**