

BOARD OF DIRECTORS MINUTES

May 10, 2017

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

ABSENT, Merle Neulight (Scribe), RR was late

JM: Opened the Board of Directors meeting at 9:05 AM.

I: PRIOR MINUTES

PL: Minutes for March and April were reviewed and approved.

JM: MOTION: Approve minutes for March, 2017. **TTa: 2nd.** Approved 3-0 (PL not voted - not at the meeting).

PL: MOTION: Approve minutes for April, 2017. **MS: 2nd.** Approved 3-0 (JM not voted - not at the meeting).

II: FINANCIAL REVIEW

A. Delinquency Report

- a. **AW:** XX Villa and XXX Villa still have balances above normal.

B. Treasurers Report

- a. **MS:** All Money Market accounts are below the threshold of \$250K.
- b. **MS:** All of our invoices and bills match.
- c. **MS:** CD due at the end of the month. Continental Property Management (CPM) recommending new alternatives for CD renewal.
- d. **MS:** Discussion on SPARK card as an alternative to the AmEx.
 - i. **PL: ACTION:** Will apply for the SPARK card so the money can be saved. Estimate is \$2000 per year.

RR: Arrived at meeting.

III: LANDSCAPING

A. Architectural Requests (ARC)

- a. **PL:** XX Five Ponds Circle – sent to ARC to get additional documentation.
- b. **PL:** XXX Villa approved
- c. **PL:** XX Five Ponds Circle (as resubmitted) approved
- d. **PL:XX** Villa approved

B. PL: Discussion on the flower baskets and the way they are dying. **MS: ACTION:** Will follow up with TT.

C. XXXX (Guest) XXX Clubhouse Lane - presented homeowners case for rejected AR for landscape changes. Guest left.

- a. **RR: MOTION:** Spoke about the request as presented and clarified that rocks had to have plastic under them and no more than two rocks wide as a border. **PL: 2nd.** Approved 5-0.

D. Creek clearing

- a. **PL:** Recommended that, after a review, to go ahead with the \$1200 creek clearing. Christ's Home has agreed to pay half. Approved.

E. Monthly Grounds Maintenance Schedule

- a. **PL:** Summer Annuals due. No specific date set. **AW: ACTION:** Will follow.

F. Monthly Contract and Maintenance Schedule

- a. **MS:** Discussion on Bingo License.

IV: CORRESPONDENCE

- A. **AW:** XXX Fairway Dr. – cracks in driveway and fence repair. **AW: ACTION:** Will respond with TT on fence.
- B. **AW:** XX FPC – Fire lane sign is in the way near their home. No action at this time.
- C. **AW:** XXX Villa Dr. – Incident in Clubhouse with neighbor. Discussion.
 - a. **RR:** Followed up with the homeowner

V: OPEN/ADDITIONAL ITEMS

- A. **MS:** New furniture coming.
- B. **MS:** New fountain on order.
- C. **RR:** May 13 work on fire diesel to repair leaks.
- D. **MS:** Maintenance done on chairs by Raymour and Flanigan.
- E. **MS:** Continuing to look at website and tie in advertising including monitor(s) in the lobby.
- F. **MS:** Cameras need to be upgraded. **MS: ACTION:** Will obtain a quote from Ed's TV as well.
- G. **MS:** AM Mechanical ok'd location selected for gas line install for generator.
- H. **MS:** Rental issues and pricing. Discussion.
- I. **MS:** Manion Contract for roof inspection not back yet. **MS: ACTION:** Will follow up with vendor.
- J. **RR:** Theater ticket discussion for the lottery system. Discussion. **JM: ACTION:** Will follow up with Social Committee.

VII: NEXT MEETING

- A. Next Meeting June 28, 2017 at 9 am.

VIII: ADJOURNMENT

Meeting Adjourned at 11:00 AM