

HAPPY HOLIDAYS AND A HAPPY AND HEALTH NEW YEAR



BOARD MEETING SUMMARY...DECEMBER 17, 2018

In Attendance: Larry Saunders, Mike DeCicco, Neil Cavaleri, Susan Schmidt

OFFICERS' REPORTS

President's:

- Introduced new Board member, Neil Cavaleri
- Bike riding and walking allowed on golf cart paths when course is closed after 12/24
- Tennis court maintenance will begin at 10am daily until 12/24 and then will be discontinued until spring
- Indoor pool temperature has been raised to between 84-85 degrees

Treasurer's:

- While the bar is an amenity, we also realize that it has to run like a business. A review was in order and we targeted three areas: pricing, expenses and salary cost. It has been decided to adjust the retail prices of the bar to be in sync with the cost prices. Most prices will remain the same, some will go down and others will go up. We intend to monitor these changes monthly.

Susan Schmidt:

- The Association received an additional \$20,000 from Construction Settlement

Mike DeCicco:

- Complimented the large number of residents who have volunteered to be on committees. Most ever.

MANAGER'S REPORT:

- Window replacement update: sample window to be installed this week
- Street lights: JCP&L has initiated repairs in the clubhouse parking lot

NEW ACTION ITEMS FOR NEXT MONTH

- Gina's Snack Shop Contract (D&E, Finance, BOD)
- Revised committee charters approval
- Approve entering into a lease agreement for the office copy machine (Finance)
- Approve a pool services agreement (Facilities, Pool Comm.)
- Approve a resolution for Fire Wise Grant (Fire Wise Comm.)
- Replacement of outside swing doors in pool and front lobby doors (Facilities)
- Replacement of roof opening motors in the pool area (Facilities, Finance)

ACTION ITEMS VOTED ON AT BOARD MEETING

- Approve committee memberships for 2019 (BOD): Passed 4-0
- Adopt the 2019 Operating Budget (BOD, Finance): Passed 4-0
- To amend the policy for the American flag in the community to include a free standing flag pole, no higher than 8' in the flower bed. (ARC, Legal): Passed 4-0
- Amend "No Smoking Policy" to include vaping in the definition of smoking. (Legal Counsel): Passed 4-0
- Amend Revision of the ARC rules to address current practices. (ARC, Legal Counsel) refer to ARC website or copy in Mgmt. Office: Passed 4-0
- Service Animals are excluded from the rule that pets are not permitted in the clubhouse or on the recreational amenities of the association. (Legal): Passed 4-0
- Revision to the ADR rules. (ADR, Legal counsel): Passed 4-0
- Appoint Neil Cavaleri to Board Secretary: Passed 3-0
- Appoint members for the ad hoc pool committee who report directly to the Board. (BOD): Passed 4-0