



BOARD MEETING SUMMARY...JULY 15, 2019

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

OFFICERS' REPORTS - President: Larry Saunders

- Thanks to the Health and Fitness Club for their donation of four Corn Hole sets and Storage shed for use by the Community

Vice President: Mike DeCicco

- On July 22, there will be Joint Meeting #2, of Club Presidents, Management and BOD. The agenda will focus on events, scheduling, pot lucks etc.

Treasurer's: Joe Bruno

- Funds Dispensed....\$477,000
- Home sales this year vs last year to date..ahead
- Transfer \$250,000 from Working Capital fund to the Capital Reserve Fund

Manager's Report: Jim Ritter

- Window Update..back windows complete, working on front windows
- Chimney work on clubhouse roof ...progressing on schedule
- Pool roof ...waiting for additional brackets to be delivered

ACTION ITEMS FOR NEXT MONTH

- Approval to transfer \$250,000 from Working Capital Fund to the Capital Reserve Fund (Finance Committee)...to maintain appropriate levels through 2032
- Approval of carpeting upstairs in clubhouse to be funded by the Capital Replacement Account 2130-055 (Facilities)...waiting additional bids
- Approval to amend the Election Rules to state "Once cast, a ballot cannot be rescinded" (BOD, Election Committee)...to avoid last year's voting problems
- Approval to amend the room rental rates effective January 1, 2020 (BOD, D&E)...room rental fees have not been adjusted since Nov. 2015
- Approval for additional windows to be replaced to complete the double hung window replacement in the center of the clubhouse..to complete the entire clubhouse

ACTION ITEMS

- Motion to replace the Split Air HVAC units in the Guard Shack and Snack Shop for\$27,681.76 (\$13,840.88 each) by Capital Replacement Fund, Acct#2130-055 (Facilities)..Passed 5-0
- Motion to replace the chest press (\$2,641.80 +shipping) and a treadmill (\$5145.88+ shipping) in the exercise room funded by the Capital Reserves Acct#2130-055 (Facilities, Health & Fitness)...Passed 5-0
- Motion to install a sunshade by Giglio Awning LLC at a cost not to exceed \$6,490.00 on the restaurant patio to be funded by account #4960-320 (Facilities, D&E)...Passed 4-1