



Board of Directors

BOARD MEETING SUMMARY...AUGUST 19, 2019

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

OFFICERS' REPORTS

President: Larry Saunders:

- Lawn Renovation 4-5 Year Plan *below
- Front Gate Renovation*below
- Back Gate*below
- 2019 Board Elections* below

Vice President: Mike Decicco

Treasurer's: Joe Bruno

- Funds Dispersed.....\$567,678.00

Manager's Report: Jim Ritter

- Window Update..back windows complete, working on front windows
- Chimney work on clubhouse roof ...progressing on schedule
- Pool roof: completed
- Lobby floor staining: completed
- Screen restaurant patio: installed

ACTION ITEMS FOR THE NEXT MONTH

- Approval of carpeting upstairs and downstairs in the Clubhouse to be paid by the Capital Replacement fund at a cost not to exceed \$45,000 plus tax (Facilities Comm.)
- Approve staining of the stair treads and replace wood edging with tile-like wood color in the lobby and foyer.

ACTION ITEMS

- Approval to transfer \$250,000 from Working Capital Fund to the Capital Reserve Fund (Finance Committee)...to maintain appropriate levels through 2032. Passed 5-0
- Approval to amend the Election Rules to state "Once cast, a ballot cannot be rescinded" (BOD, Election Committee)Passed 5-0
- Approval to amend the room rental rates effective January 1, 2020 (BOD, D&E)...room rental fees have not been adjusted since Nov. 2015. Passed 5-0
- Motion to approve the replacement of sixteen windows by David Roshak at a cost of \$13,250 and \$10,240 in change orders for the first forty windows due to being cemented in place and the replacement of gypsum board used on the sills in the Clubhouse to be funded by the Capital Replacement fund (Facilities, BOD).Passed 5-0

*Additional comments

...The present lawn renovation is part of a 4-5 year plan to enhance resident lawns. This years' work entails: core aerating, over-seeding, soil additives, extra potassium and phosphorous. This work will begin this week (email sent out with instructions) and continue into October. The cost for these enhancements to resident lawns is approximately \$100,000.

...Another project is to upgrade the front gate area. This project entails: destroying the grass/weeds that are presently there, repairing the irrigation system, re-grading the areas and re-seeding.

...The Back Gate pass system is having intermittent problems. Companies have visited and all are returning to ensure 100% service for our residents. The Back Gate is more sensitive than the Front, drive slower, and approach in a straight line. We apologize for any inconvenience.

...Board Elections 2019: Only two candidates submitted nomination forms (Michael Decicco, and Robin Whetmore). At the General Meeting in September, the Board Secretary will cast one vote for both to be officially elected. Included in the next flyer packet will be both candidates' nomination applications.