



## **BOARD MEETING SUMMARY...SEPTEMBER 23, 2019**

**In Attendance: Larry Saunders, Mike DeCicco, Joe Bruno, Neil Cavaleri  
Robin Wetmore**

### **OFFICERS' REPORTS**

**President: Larry Saunders: see Annual Report, below**

**Vice President: Mike Decicco**

**Treasurer's: Joe Bruno**

- **Funds Dispersed....\$384,300**

**Secretary: Neil Cavaleri: cast one vote for the election of Mike DeCicco and Robin Wetmore to the Board of Directors**

**Manager's Report: Jim Ritter**

- **Window Update..back windows complete, working on front windows**
- **Chimney work on clubhouse roof: completed**
- **Report on Senate bill 2425 on Adult Communities: no effect on our community**

### **ACTION ITEMS FOR THE NEXT MONTH**

- **Memorialize appointment of officers**
- **Memorialize selection of meeting dates for the next Board of Directors terms**

- Approval of the staining of the stairs and replace wood edging with ceramic tile in the lobby and foyer

### ACTION ITEMS

- Approval of carpeting upstairs rooms in the clubhouse and Concierge/Office area to be funded by the Capital Replacement Account 2130-055 at a cost not to exceed \$45,000 plus tax (Facilities Comm), Passed 5-0

### ANNUAL REPORT

Prior to the annual report for the Board, I would first to recognize Susan Schmidt. This is Sue's last meeting as a board member, but knowing Sue not her last time we will see or hear from her at board meetings. But I want to thank her for her time of service and say we look forward next month to formally saying thank you.

This is the meeting when committees and the BOD report on their accomplishments of the past year. For our committees there were many and each of their individual reports will go into more detail than I will do in what I am going to say. But one of the accomplishments of this current Board was to open the selection process for committee appointments and chair selection.

One of the promises of this Board was to maintain transparency and far greater communication with the community and the committees than was ever done before. I think this has been accomplished with the "monthly board summaries", "next month's action items" as part of the monthly agenda, explanations at board meetings, and regular joint meetings of committee chairs, mgmt. and board. This board is committed to answer and explain our workings, when legally we can and what thinking went into our decisions.

The list of projects that were brought to fruition this past year with more planned were the repair of the pool roof, the clubhouse chimneys, the clubhouse windows, the front gate lawn in progress, new benches, new pool furniture, the sunscreen for the restaurant patio, new lobby handicap accessible lobby doors, adding and replacing new gym equipment and eventually a new hallway display outside the ballroom. We initiated a Fire Wise program which over the next several years will limit the danger of fire to our homes boarding our adjacent wooded areas.

We also updated parts of our HVAC system, ballroom lighting and sound systems. A plan was developed to improve the condition of the residents' lawns and that is underway. A new pool company was contracted and a summertime pool manager was hired. This has