



BOARD OF DIRECTORS' MEETING August 4, 2015

President John Evans opened the meeting at 10:00 am in the Clubhouse. After verifying that the meeting had been posted 48 hours in advance, the Secretary called the role. The following Directors were present: John Evans, Frank Kramer, Lou Buscemi, Donna Bowman, Glenn Baker, Nick Marchione. Mike Corcoran was present via a phone conference. The President then asked for a motion to dispense with the reading of the minutes of the July 7, 2015 meeting (which were sent out to all unit owners) and to accept and approve them as written. Lou Buscemi so moved. The motion was seconded and carried.

DIRECTORS' REPORTS

Treasurer's Report (Nick Marchione, Treasurer)

Nick gave a quick summary of our financial accounts as of the end of July 2015.

- Under Budget \$66,500.00
- SunTrust Reserve Account \$164,306.00
- PNC Reserve Money Market Account \$250,000.00
- Chase Operating Checking Account \$434,631.77
- Roof project for West Harbor will be funded. No assessment for the project.

- Nick will be collecting bids from Insurance Agents and he will announce them at our September Board Meeting.

- Nick also requested requests for the 2016 Wish List. He stated that the Board welcomes any project that you think would be beneficial to our community.

- **Examples of Wish List items which were purchased in 2015**
- Movie Projector, folding chairs, replace luggage rack, new bathrooms in club house, pest control.

COMMITTEE REPORTS

Social Activities (Hal Allen, Social Director)

Hal gave a financial report of the Social Committee.

- Cash \$261.83
- Checking \$3,474.30

He reviewed the August calendar pointing out the various activities listed for this month.

- Aug 5 9:30am Coffee in the Club House
- Aug 12 6:45pm Bunco in the Club House
- Aug 16 7:00pm Movie in the Club House *Woman in Gold*
- Aug 19 5:30pm Happy Hour at American Rock

Hal stated that the Social Committee is in the process of planning a fun Labor Day Celebration on September 7: a pool party with lots of activities and a barbecue. He encouraged everyone to please try to

attend. The cost will be \$10.00 which will include lots of food, music, and fun. He requested that you leave \$10 (cash) in an envelope with your name at the office so they can plan on the amount of food to purchase. More information will follow. The official calendar will be emailed to you very soon. Be sure to check for dates and time of all the activities.

OLD BUSINESS

Roof/Air Conditioning Project Guest Speaker

Manager Bob Lorang stated that we have been working on this project for almost a year with a lot of discussions and investigations. Bob said: "We are ready to turn the corner with plans of an anticipated start date in March 2016." The roofing project is expected to take 4-5 weeks.

Bob introduced our roofing consultant, Les Knopf from Riviera Beach, who will be overseeing this project. Mr. Knopf stated that he has been a consultant for 25 years along with impressive details of his background. He said that he will basically be the eyes and ears of this project from start to end. He thoroughly explained the process of putting in the new roof at West Harbor and answered many questions from the members in attendance. The roof will have a 20 year warranty and will meet all insurance standards.

Pool Project (John Evans)

- Progress has been made since our last meeting.
- Our anticipated start date will be in April due to the necessary permits, bids, and required paper work to be completed.
- Samples for the decking, and planters were displayed.
- Our designer made preliminary renderings which were shown on the large screen.
- The fence which enters the pool will be removed and a new fence will be installed closer to the road which will allow the landscaping to be inside the pool area.
- The chain link fence will be removed so that we will have that landscaping area opened to enjoy. A new fence will be put up at the end of our property for security.
- New renderings will be made and shown at the next meeting.

NEW BUSINESS (Manager Bob Lorang)

- A new employee has been hired for maintenance 3 days a week from 10:00am to 6:00pm. His name is Tad. He speaks a little English as he is Polish. His present assignment is painting all the doors.
- We will be starting our seal coating in September. This is done every 3 years.
- Bob will submit his budget to the Board by September 29th

ADJOURNMENT

John asked for a motion to adjourn the meeting. Frank made the motion. It was seconded by Lou and passed unanimously. The meeting adjourned at 11:25.

Our next Board meeting will be Tuesday, September 8th at 7:00pm in the club house.

Donna Bowman,
Assistant Secretary