

MINUTES

Board of Directors' Meeting: March 10, 2015

President Lou Buscemi opened the meeting at 2:00 pm in the HCC Clubhouse. After verifying that the notice had been posted 48 hours in advance, acting Secretary Mary Ellen Palenchar called the roll. All Directors were present: Glenn Baker, Lou Buscemi, John Evans, Nick Marchione, Nancy McCue and Mary Ellen Palenchar. The Board still lacked a secretary. President Buscemi called for a motion to dispense with reading the minutes. Mary Ellen Palenchar made the motion, and the vote carried unanimously.

The President explained that there would be no reports at this meeting because the Board had to discuss and vote on several issues. The first item on the agenda was seal-coating the driveways which is usually done every three years and is a budgeted item. Mary Ellen Palenchar made the motion to schedule the seal coating. Residents asked for the cost, and Manager Bob Lorang said that there was \$25,000 in the budget and that we would use the same contractor. The motion passed unanimously.

The next item was purchasing new mailbox numbers at a cost of \$1550. The current numbers are nine years old and very faded. Mary Ellen Palenchar made the motion to purchase new numbers. Director John Evans asked whether we would use the same product. Bob Lorang said we would because of the required thickness. The motion passed unanimously.

The Board then considered the Manager's request to purchase and install contractor and visitor parking signs for less than \$1000. Mary Ellen Palenchar made a motion to make this purchase. Much discussion from residents followed concerning the new parking policy that is being tested. This policy requires contractors and visitors with oversized vehicles to obtain parking passes and park in front of the Clubhouse. All other visitors must also display a parking pass on their dashboards. Contractors loading or unloading for an extended period of time may park at the building entrance with a special pass and parking cones. President Buscemi called the question, and the motion passed unanimously.

Director John Evans introduced the need to purchase stacking chairs to replace the old folding ones. He said that there is money in the budget for this purpose. Mary Ellen Palenchar moved to purchase one sample chair that John had chosen. In the following discussion, Director Nancy McCue amended the motion in favor of John Evans forming a committee to assist him in further selections for the Clubhouse and submit their choices to the Board for approval at a future meeting. John Evans voted against the motion; the other directors voted in favor. The motion passed 5-1.

Director John Evans asked for Board approval to look for and purchase a used poker table with a top for conferences. He said the funds would come out of the Social Activities account of approximately \$3400. Owners commented that the table would take up too much room in the library and, perhaps, should be situated out in the Clubroom. Nick Marchione made the

motion, but that motion failed with John Evans being the sole vote in favor. Director Nancy McCue then moved to amend the motion for a poker table by bringing its selection and purchase under the auspices of the committee to be formed for the chairs and any other purchases for the Clubhouse. This motion passed with John Evans opposing it.

President Buscemi addressed the item of employee bonuses and moved that this issue be postponed indefinitely pending further research. His motion passed unanimously.

he President then moved to delay the discussion of a possible surplus in the budget until the final auditor's report. Bob Lorang said that the report should be ready soon and is always available to owners. He mentioned that the auditor would come to a meeting if owners wanted him to. The President called the question, and the motion passed unanimously.

The next items on the agenda involved establishing fees for completing certain paperwork for non-owners. Nancy McCue moved that the following fees be adopted: Completing a questionnaire from a lender - \$50; Completing an estoppel - \$50 (simple form), \$100 (lengthy or expedited form); Specific funds form - \$10; Preparing and sending copies of the budget other than to owners - \$10. The motion passed unanimously.

Manager Bob Lorang asked that the fee for sending copies of our complete insurance policy be removed from discussion because our agent had agreed to provide this service.

The last fee proposed was a \$50 fee charged to the owner when he/she requested a key from the Office after hours ("lost key") and needed the Assistant Manager to open his/her door. Glenn Baker moved the question and much discussion followed. Bob Lorang said that the Assistant Manager would receive overtime pay for this service and that the owner would be billed \$50 on the next quarterly maintenance notice. President Buscemi called the question, and the motion passed unanimously.

Resident Lisa Evertz read a statement prepared by some owners regarding the uncontrolled and accusatory behavior toward a particular Director after a recent Board meeting and requesting certain information from the Board and the Manager. She submitted a copy to all Directors and to the Manager.

At 4:00 pm, the President called for a motion to adjourn the meeting. Nancy McCue made the motion, and it passed unanimously.

Secretary's Note: Residents asked that the following items be placed on the agenda of the next Board meeting: a "no outlet" sign at the west end of the property and a dance floor for the Clubhouse.

Mary Ellen Palenchar
Acting Secretary