

MINUTES BOARD OF DIRECTORS' MEETING – MAY 5, 2015

President John Evans opened the meeting at 7:10 pm 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 and Glenn Baker. Nick Marchione was absent. The President then asked for a motion to dispense with the reading of the corrected minutes of the April 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 (Glenn Baker, Assistant Treasurer)

Glenn gave a quick summary of expenses as of the end of January. Expenses were all under-budget. We had an income of \$8,100. As of January, we are ahead by \$35,000. Glenn was asked if we have many apartments in arrears. He explained the situation briefly and that there are only two large units in arrears.

COMMITTEE REPORTS

Social Activities (Hal Allen)

Hal Allen is the new Social Director. He reviewed the May calendar pointing out the various activities listed for this month. There is a new event being added - Sunday Night at the Movies. Hal is planning one a month and depending on the interest in this, we may have two a month. Also, at the end of May, there will be a Memorial Day celebration – a pool party and barbecue. 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 and Air Conditioning Project

See the Manager's report below for further details of this and other projects.

Pool Project (John Evans)

John mentioned that we have been working on this project for over a year dealing with many issues that need to be examined and resolved in order to develop an acceptable plan for all. We are committed to getting a plan done over the next few months. We have met with our pool engineer numerous times. The cost estimate is \$140,000 to \$165,000.

Here are some issues that were discussed in the meeting and need to be addressed:

- code acceptable edge and scum gutter
- pool deck design including possible expansion
- position of stairs
- possibility of therapy jets
- handicapped ramps

As for funding, we will need to look at all our options. We'll be having monthly Board meetings to keep everyone informed.

Stacking Chairs for Clubhouse (John Evans)

John reported that he has ordered 2 stacking chairs to test for comfort in the Clubhouse. If there are acceptable, we will order enough to replace the old chairs we currently use. He also ordered 2 round tables capable for seating 10.

NEW BUSINESS

Appointment of new Board Member

The President asked for a motion to appoint Donna Bowman to the Board of Directors as Assistant Secretary. Lou so moved. It was seconded and passed unanimously.

New Access Gate

The area in question will be destroyed by the City in order to place heavy drilling equipment required to drive a 8" water line to Deerfield Island. The City will have some responsibility to remediate the effects caused by their equipment. There seemed to be a consensus of the owners present that a gate at that point would be a good idea as many people simply go through the current wire fence. Depending on our ability to negotiate with the city, hopefully we'll only have to pay a small portion. However, the gate does seem to be a valuable addition.

John requested that a motion be made to approve the new gate. Lou so moved; it was seconded and carried unanimously.

New Benches

Frank suggested turning over this project to a committee. Lynn Allen volunteered to spearhead it. From the discussion that followed, it was obvious that residents were very interested in having more benches strategically placed around the property. Decisions have to be made on the type of bench and where the best place would be to place them. Glenn asked Frank for a cost estimate. Frank suggested purchasing 6. The cost estimate is about \$6,000. However, there are others less expensive. Mary Ellen suggested that we hold off this purchase. Frank suggested we postpone buying new ones at this time.

Stone Borders - Flower Beds

John asked Mary Ellen to explain this proposal. The Landscape Committee would like to replace the plastic border around the small garden in front of the Clubhouse with a slate border. They have gotten a bid for this project and would use the money from the landscaping account to pay for it. The cost is \$2,045. Their committee made a formal proposal to the Board of Directors for this. John suggested extending this slate border on each side of the garden. This would create a sense of continuity and make the area more attractive. To do the additional work would bring the total up to \$5100. No decision was reached!

MANAGER'S REPORT (Bob Lorang)

The Roof and Air conditioning stand project is proposed to begin in October of 2015. The project consists of two phases. Phase one will be the Air Conditioning stand replacement phase requiring

two months to complete. Phase two will be the roofing phase requiring one month to complete. Both projects are to be funded from the reserve. Some design and planning are still required before we are ready to announce all details to our residents. Additional updates will be provided at our monthly Board meetings.

The final completion of the renovated clubhouse restrooms will be completed before the end of May.

The underground water supply pipe replacement was completed. The final cost was \$4200 for Center Harbor and \$5700 for West Harbor. The cost was offset by negotiating a sewer charge refund of \$1700. This brings the total to \$8200 paid from our Pipe Line repair reserve fund. Several paving repairs will occur this week to allow the seal coating project to be delayed until November, 2015. It will be paid from the Seal Coating reserve fund.

The Clubhouse women's restroom will be completed by the end of May.

QUESTIONS FROM MEMBERSHIP

During the Q&A much discussion ensued. Residents were concerned about unnecessary expenditures in view of the immediate need for funding of the Roof/AirConditioning and Pool Projects in the 2015 calendar year.

ADJOURNMENT

John asked for a motion to adjourn the meeting. Frank made the motion. It was seconded and passed unanimously. The meeting adjourned at 8:35.

Louis Buscemi, Secretary