

SPECIAL MEMBERS'/BOARD OF DIRECTORS' MEETING November 1, 2016 AT 7:00 PM - CLUBHOUSE

President John Evans called the meeting to order at 7:00 pm. Lou Busemi verified that all members of the Board were present. When asked by the President, the Secretary, Lou Buscemi, reported that this meeting had been duly posted in advance.

Committee Reports

Social Committee (Laura Evans, Social Director)

Laura reviewed the November calendar pointing out the various activities listed for the month. Calendar will be emailed to members. Be sure to check the calendar for dates and times of all the activities. Plans are being made for a Thanksgiving Dinner in the clubhouse which will be catered. MORE DETAILS WILL FOLLOW.

Social Committee Finances: Cash in bank: \$3,319.16

Landscape Committee (Judy Martin, Chair of Committee)

Judy thanked her committee for all their help. Work has been redone at our entrance and new plants have been planted. Plans have been made for the pool area: new plants, rock garden, and a picnic area with suggestions from Sunkist Nursery. Judy requested that entrance sign be touched up with paint.

Old Business

Pool Project (John Evans)

New furniture has been ordered. The fence will be the same as we had except for color which will be bronze. We cannot open the pool until the fence has been installed and approved by the Engineer. This might possibly cause a 2-3-week delay in the opening until about mid-December.

New Business

DOCUMENTS (Frank Kramer)

Lawyer has returned updated Documents. Rose Sexton and Maryellen Palenchar have volunteered to edit the Documents.

Budget (Glenn Baker)

Glenn Baker thanked his committee for their time and effort. Glenn explained each line item in detail and answered questions from the residents in attendance. It was stated that there would be no increase in the Quarterly Maintenance Fee for 2017. John asked for a motion to send the final copy of the 2017 Budget to the members of the association for a final vote. Motion was made by Frank and seconded by Lou. The motion was passed unanimously by the Board.

Manager's Report (General topics, Bob Lorang)

Property Manager requested concerns from residents in attendance.

Concerns were security, update on door painting, and Opticatel update.

Security

Security Cameras have been updated with high definition (clearer picture). We now have 19 cameras with a possibility for 35 cameras.

Opticaltel

They will start going into each unit by appointment with one of our maintenance men to install equipment beginning in December with hopes of completing installation by the end of Dec. There will be no charge for equipment except for phone which will be \$24.95. Quarterly cost for cable TV and internet per unit will be \$116.84.

Door Painting Completion (WH)

Mark, our new maintenance man, is employed on a part time basis and has been assigned to complete the painting of doors at West Harbor. Several emergency problems, such as unit floods, have caused Mark's assistance which has taken him away from painting doors. Doors will be painted as soon as possible.

Adjournment

At 8:30, the President then asked for a motion to adjourn. Mike so moved, seconded by Frank and the motion carried.

Donna Bowman,
Assistant Secretary