

Board of Directors' Meeting: November 1, 2011

MINUTES

President Lou Buscemi opened the meeting in the Clubhouse at 11:00 am. After verifying that the meeting had been duly posted 48 hours in advance, the Secretary called the roll. Directors present were: Lou Buscemi, Sara Bridger, Nick Marchione, Mary Ellen Palenchar, Bob Rae, and Rose Sexton. Dick Martin was absent. The President then asked for a motion to dispense with reading the minutes of September 7, 2011 because they are posted on the website. Mary Ellen so moved; Sara seconded, and the motion passed.

Vice-President Bob Rae reported on the concrete restoration of West Harbor and Center Harbor. He noted that the project is on schedule and, weather permitting, work will be suspended around Thanksgiving and Christmas. Currently, bricks are being laid along the catwalk railings. After that is completed, work will commence on all catwalk floors and on the first-floors in all three buildings. West Harbor and Center Harbor will be pressure-washed and painted. The project should be completed in "February/March".

Resident Ginny Dunleavy informed the group that Walgreen's is offering an inexpensive space heater. Joann Zuckerman asked that residents return the shopping carts to the trash room and not just put them on the elevators and send them to the first floor. Lou Buscemi reminded residents to bag and tie all trash and garbage before sending it down the chute, and Kathy Barlow asked residents to put their large trash items, such as toilets, out on the curb Monday morning and not before.

Treasurer Sara Bridger read highlights from the proposed 2012 Budget and noted that the quarterly maintenance would not be increased. She explained that some line items were reduced because the maintenance staff has been reduced by one man. She also listed some "Wish List" items, such as a perimeter fence fund and a Clubhouse improvement fund, that have been added into the Reserve Budget for next year. Lou then asked for a motion "to approve the following accounting procedure: 'The Cooling Tower Replacement Reserve will be funded from accumulating funds in the Cooling Tower Account as an inter-fund transfer annually.'" Bob Rae so moved; Sara seconded, and the motion carried. Lou then asked for a motion "to send out the proposed 2012 budget and the methods of funding it to the residents." Bob Rae so moved; Sara seconded, and the motion carried.

Manager Bob Lorang informed residents of some pending improvements, such as new equipment in the gym, new umbrellas for the pool area, new directional signs around the property, and new bulletin boards near the entrances.

After taking questions from residents and briefly discussing the "traffic flow" experiment, Lou reaffirmed that the current reinstated traffic flow remains an unresolved issue centering on problems of difficult maneuvering by trucks coming onto the property as well as safety concerns for cars entering and exiting the property. He asked residents to send written suggestions for alleviating these problems to the Board which is still considering solutions. He then asked for a motion to adjourn. Mary Ellen so moved; Sara seconded, and the meeting was closed at noon.

Mary Ellen Palenchar, Secretary

