Approved Minutes

BOD Meeting 02.08.18

**Call to order**: 6:00pm

**Present:** Tim Haas, Jennifer Eaton, Terry Hennessey, Tony Bartholomew, Marc Goldberg, Maureen Dore

Tim- made an announcement regarding Jerry Lavish being gravely ill.

Jennifer resumed talking about where the community is now compared to a few years ago.

Tim said he always said what decisions they make is for 264 owners. He had the dedication to see the community through hard financial times.

Terry Hennessey spoke to say although he wasn’t a member of the community during those times he has read through the minutes and documents and can see personal time he dedicated to he is a beneficiary of his efforts and accomplishments. Without his leadership this would not be the same community today. The rest of the board did a remarkable job during difficult times as well.

Tim spoke to the membership regarding stepping up to become more involved in the community either by serving on the board or committee. Check in with Maureen if anyone is interested.

Tony spoke about being a longtime neighbor of the Lavishes.

Tim would like to dedicate the clubhouse in Jerry’s name.

Marc Goldberg spoke about how the board used to be in the past. It was electric and not in a good way. When Jerry came on he settled things down. He ran a tough ship, but things were getting done.

**Tim- Board Positions:** the board has reorganized and Tim will be President, Jennifer and Terry will be vice Presidents, Ginny will be secretary and Tony Treasurer. The Board hasn’t lapsed, there is still coverage. This should work well until the next election.

Jennifer, spoke regarding Maureen the property manager, she is terrific, she does her job with grace, humility, professionalism and we couldn’t run this place without her. Terry spoke about her work load.

**Approval of Minutes:** Tim mad a motion to approve the 11.14.17 minutes Jennifer seconded, motion carried.

**Presidents Report: - Motion- Landscape lighting**

Discussion on installing up lighting, Jennifer asked about ongoing maintenance. An occasional bulb may go out and that is something maintenance can replace.

Made to have landscape up-lighting installed along the front perimeter of the community with low voltage lighting not to exceed $2,800.00 and to come out of working capital account.

**Tony seconded, motion carried.**

**Utilizing Managers Time:**

We have to get a handle on the time Maureen (Property Mangager) spends on renters. He wants owners and property managers to deal with their tenants.

Maureen spoke about the time needed with processing tenant applications and how many individuals she talks with on one file. Also most of the violations are tenants. Getting the rental ration down is key due to the time it takes to process. Getting the word out to the owner letting him realize this is your tenant and to deal.

Jennifer said direct communication should come from the owner. The owner is the decision maker and to let the owner know. Maureen is to initiate that call.

Terry said that is the reasonable process and the walk in’s need to be addressed. Put in an email or newsletter.

Review the application package and refine.

**Vice President- Jennifer- Motion to approve Rules and Regulations**

Rules have been clarified for easier understanding, no magnetic sign covers allowed, stating the Hampshire and Wilshire guest parking hours. A section for open houses was added.

**Tim seconded- motion carried.**

**Vice President – Terry**

No security issues to speak of.

Terry discussed the new guard house progress. He is still working on bids. One bid came in very high. He will report progress at a later date.

**Tony-**

Financials are doing well. The reserves are 1.6 millionTony discussed how difficult it is becoming to find a bank that will allow 2 signers for a CD. Jennifer said although they won’t allow, it is our policy to have 2 signatures, and suggested sending each bank a letter letting them know what our policy is. Jennifer suggested Tony talking with our accountant Kevin Payne on this policy.

**Tony made a motion to renew the Amtrust/NY Community CD at 1.75% for 12 months. Tim seconded, motion carried.**

**Motion: to install a flag pole at the time the new guard house is installed. Tim seconded, motion carried.**

**Marc Goldberg:**

Marc discussed getting the rental ration down. He would like to discuss before the next Board Meeting. Wants ideas on how to get more owners living here, we may need to talk with the attorney on how to accomplish. He wants to work on it before the next meeting. Having more owners living here is an advantage for people living her. There has to be a change. Mark discussed different ideas. There have been owners that live in the unit and then rent after the year. Tim said to email Maureen any suggestions that members may have.

Discussion ensued on how to better market the community for people wanting to move to Florida.

Discussion ensued to have the clubhouse unlocked. The clubhouse will remain open until the guard leaves.

**Committee Addition: Jennifer made a motion** to have MaryAnn Curtis serve on the violation committee. Tim seconded, motion carried.

**Next Meeting Date:**

Wednesday 03.27.18- 6:00PM

**Owner Comments:**

Someone suggested to have the new guard house have a roof to prevent visitors and guards from getting wet.

Another owner asked if the board would look into having the back gate operable to be able to come in but not for tenants. A discussion ensued that there would have to be a barcode reader installed and you can’t legally prevent tenants from using that. The board agreed to look into it.

**Adjourned-** 7:15pm