

## RESERVE STUDY

09/15/2015

Mike discussed moving the \$10,000 for hurricane deductible into a reserve. **Mike motioned, seconded by Al Joseph to move the \$10,000 surplus for our hurricane deductible into a reserve slated for hurricane deductible. Motion passed 7-0.** The Finance Committee has recommended that a Reserve Study be conducted to ensure that our Reserves are sound and adequately funded. **Mike motioned, seconded by Jeanne St Jean to conduct a reserve study, not to exceed \$5800, by Dreux Issac & Associates.** Discussion followed and it was suggested that the study be conducted but other quotes should be reviewed before awarding the contract. The Board felt that trying to have it completed before next year's budget may be unreasonable but that it should be done as soon as possible. **Mike Patasky motioned to table the request until other quotes are available, seconded by Ron Read. Motion to Table passed, 7-0.**

12/15/2015

**Report. Motion passed 6-0.** Jack McManus stated that \$20.58 for a first aid kit and \$1940.34 for the fountains which were charged to the incorrect accounts had not been changed. Bill informed the Board that those corrections were given to the Accountant but their computer system was being updated and some amounts were not showing on the report that was provided to him. He stated that the corrections should show on next month's reports. **Bill Cossart motioned, seconded by Al Joseph, to allocate a maximum of \$4000 to conduct a reserve study and a Sub-Committee of the following, Bill Cossart, Jeanne St Jean and Al Joseph who will review the quotes and select which company to award the bid to conduct the reserve study. Motion passed 6-0.** Bill made a motion, seconded by Ron Read to authorize the renewal of the contract with Myers Brettholtz & Company, PA. **Motion passed 6-0.** Bill stated that he receives copies of all checks that are written and would like the appropriate Committee Chairman to review those that belong to their Committee as one more accounting safeguard.

06/30/2016

- D) **New Business Al Joseph** stated we are here to consider selecting Pavese Law firm as the community's general legal counsel. **Bill Cossart made the motion to retain Pavese Law Firm as the general legal counsel for the community.** Ron Read seconded. No immediate discussion. Betsy Rosser, before voting, questioned are we hiring Pavese Law firm as our new legal counsel and dropping Becker Poliakoff? **Bill Cossart answered that yes, our new corporate law firm would be Pavese Law firm.** Betsy Rosser abstained. **Vote was 5 in favor, 1 abstention. Motion passed.** The contract with Becker Poliakoff will be terminated in accordance with the terms of our contract.

## CAPITAL ASSESMENT

09/16/2008

- g. Finance Committee Chair Report by Mike Wesner (for Jack McManus)
  - 1. Reported that the audit has not been completed but should be by the end of the month. The committee will review the audit before presenting it to the board. They will also discuss if an audit will be necessary again next year.
  - 2. Reported that the taxes for the tot lot will be paid by the Association this year. Jack M. will then see that the paperwork gets completed so that the taxes for the tot lot will be included in the tax for all common property and spread among all of the property owners' taxes.

## BOARD MEETING'S

03/24/2009

### I. New Business

1. Mike W. reported that he will have committee assignments by the next meeting. He asks that the committees meet at least bi monthly and submit the minutes of their meeting to the board. He also asked that the committees get those that volunteered involved as soon as possible.
2. Pat R. made the motion to continue having the board meetings the third Tuesday of the month at 6 PM. The motion was seconded by John M. and carried unanimously. The schedule of the board meetings for 2009/2010 is attached.

03/15/2011

- B. Board Meetings Schedule: Motion from Pat Rich, seconded by Bill Stephenson to schedule regular Board meetings at 6 PM on the third Tuesday of each month for the next year. Motion carried 6-1 (Heisler opposed).**

03/25/2014

### New Business:

1. **Meeting Schedule for 2014-15. Ron Read moved, Pat Rich seconded, that the board meetings be held at 7:00PM on the third Tuesday of each month through March 2015. The motion passed 7-0.**

11/17/2015

- 3) **Open Forum:** Several residents spoke; the main concern again, was the Cell Tower installation. A resident stated that the tower would be unsightly and cause property values to go down. A couple of residents asked that Board take a stand regarding this subject, either for it or against it. Others stated that a vote should be taken by all residents before a decision be made. A resident brought in a paper showing what is permissible for the installation of a cell tower and that a variance would be required. Another stated that he worked as a City Planner and said that zoning boards represent property owners and that you need to attend and voice your objections at these meetings. A concern over rezoning of our residential property to commercial was expressed. It was restated that our property would remain residential and that the Golf Course maintenance area may already be zoned commercial. A resident informed the Board that the Community has been paying for a golf course light in the parking lot near the tennis courts. Concern was also expressed over the proposed changes to the ARC Design Review Document and thought that this change could create some issues. A resident spoke of a misunderstanding that occurred regarding the entry of a contractor on a Sunday to do some repair work. It was stated that only landscapers are denied access into the Community on a Sunday and on certain Holidays. It was further stated that Paul has been in the process of locating all rules and regulations previously adopted by the Board and would compile a list that would be updated of any new changes adopted by the Board in the future. This list will be posted on the website and would be given to all new owners and to renters when they arrive. A resident also stated that numerous mailboxes within the Community are in disrepair and should be reviewed by Compliance.



04/23/2013

**E) Board Members' Comments:** Mike Patasky brought up the issue of allowing residents more of an opportunity for addressing issues which the board would be taking up at the meeting. He felt the agenda we work with is too vague and the residents are not aware of the issues until after the public participation portion of the meeting has ended.

After a lengthy discussion, the board members agreed that we need to provide more information to the residents before the public comment portion of the meeting such as posting minutes of their committee meeting in a more timely fashion. **Pat Rich made a motion, seconded by Mike Patasky, to enhance the board agenda to include all committee activities to be considered at the meeting by providing 7 day notice to the manager who prepares the board agenda. The motion passed 7-0.**