

Minutes of Board of Directors Meeting
March 8, 2018

Chuck Zubak called the meeting to order at 6:30 p.m. and Gene Tucker called the roll. Present was Chuck Zubak, Steven Wechsler, Gene Tucker, Robert Robinson, Michael Griffin and Larry Law. Absent was Al Kagan with notice.

Chuck Zubak made a motion to approve the January 11, 2018 minutes and Larry Law seconded. The vote was unanimous of those present.

Chuck Zubak, President, updated the Board on the progress of the law suit we have going on. At this time, we have answered several pages of questions with our attorney and are continuing to pursue a settlement. He commented on the front entrance signs that have been redone and the landscaping that is being planned. We were able to do this project in house with the talent of Clay, Robert and Wilson.

Robert Robinson, Treasurer, gave his report. He stated that the 2017 audit was complete and the new company did a quick and good job and were very complimentary on Lin's record keeping and cooperation in handling the document requests. He then read several sections from the audit and said the information that we reported in January for our year end income and expenses were only off by \$100 so he felt that was acceptable. He reported that the audit recommendation was to fund Reserves but that would be \$50,800 additional in Maintenance Fees or \$3,500 per owner each year. The year to date figures are \$28,000 in operating, \$100,000 in Money Market and \$100,000 in Special Assessment.

Lin Sommers, General Manager, spoke to the Board and membership regarding some projects that had been done during the last month. We have ordered and will be installing within the week the new fire sprinkler pump. We tried to do a repair but it was so extensive it seemed prudent to get a new, updated system since this is a major part of our life safety equipment. We also need to order 2 new boilers for the roof. The equipment we have now is on its last leg and will not make it through another cold season.

New Business:

Chuck Zubak told the Board about the boiler situation and a proposal from Farmer & Irwin was received. The cost is \$49,500. He would like the Board to consider using the surplus money already in the Special Assessment account to pay for this. We currently have about \$100,000 there.

Chuck then made a motion that the surplus money in the Special Assessment account be used to pay for the boilers and for the sprinkler pump. Larry Law seconded and all were in favor.

Chuck Zubak announced the Committees for 2018. (see att)

Barbara Butkus spoke on behalf of the Social Committee. We will have a very funny on Friday. There is coffee in the clubroom on Saturdays 10:30-12:30; the Bye Bye Birdie dinner is March 22 with live music. The cost is \$20 each. There is a group that plays Bocce Ball and Pickle Ball each week. Bingo is March 28 and the last Opera is April 5th.

Chuck spoke about the parking situation in the south lot. He stated that he is ready to authorize towing when necessary. Pam spends far too much time in the parking lot each morning trying to find out who is parked in the contractor spaces and the car wash, etc. and then trying to get owners to move. Either we are going to have to limit contractors or owners need to park in their assigned spaces beginning immediately.

The meeting adjourned at 7:25 p.m.

