

Board of Directors Meeting

Village Woods Condominium Association, Inc.

March 14, 2016

Call to Order – The meeting was called to order at 10:00 a.m. at the Beacon Woods Civic Center.

Calling of the Roll – The roll was called and Directors present were: Dan Brown, President, Roger Beh, Vice President; Tom Peck, Secretary and Peter Treanor Director at Large. Cheryl Butler with Management & Associates acted as Recording Secretary. A Quorum of the Board was established.

At this point on item of New Business was taken out of order. Due to there being an empty position on the Board and a Mary Ann Marchiniak has agreed to volunteer for the Board, It was,

ON MOTION: Duly made by Pete Treanor, seconded by Tom Peck and carried unanimously,

RESOLVE: To appoint Mary Ann Marciniak to the Board of Directors.

Reading and Disposition of Unapproved Minutes - Those being the minutes of the Organizational Meeting. It was,

ON MOTION: Duly made by Roger Beh, seconded by Dan Brown and carried unanimously,

RESOLVE: To approve the minutes of the organizational meeting as read.

Officer's Report

President's Report –Dan explained the situation with the hole in the back of Darwood. This was due to the plumber digging into the ground to see if there was a break in the sewer line. The Insurance Company has sent an adjuster out and they do not believe it is a sink hole; however, the Association must wait for their written report. Temporary repairs were done to the electric which shorted out. Hauck Plumbing will complete the work once the Association gets the all clear. The manager spoke to the Insurance agent and was advised that if the adjuster does state it is not a sink hole it is still recommended that the association hire an engineer just to verify for the protection of the Association.

Vice President's Report – No report

Treasurer's Report – The property manager presented this report. There is \$122,566.28 in the cash checking account and \$730,184.88 in the Reserve accounts. Total assets are \$1,049,546.52 and total liabilities are \$1,049,546.52. There is a month to date deficit of (\$908.17) and a year to date excess of \$4,778.46. There are eight people delinquent for a total of \$28,871.00. The Property Manager and the new Treasurer will be working together on getting CD's for the Association. It was,

ON MOTION: Duly made by Tom Peck, seconded by Roger Beh and carried unanimously.

Village Woods Condominium Association, Inc.

Board of Directors Meeting

January 11, 2016 (page 2)

RESOLVE: To accept the Treasurer's report as submitted.

It was,

ON MOTION: Duly made by Roger Beh, seconded by Peter Treanor and carried unanimously.

RESOLVE: To appoint Mary Ann Marciniak as the Treasurer.

Manager's Report – no report

Committee Reports- due to the fact that there are no active members of the compliance and/or welcoming committees at this time and no volunteers, it was,

ON MOTION: Duly made by Dan Brown, seconded by Roger Beh and carried unanimously.

RESOLVE: To disband the committees at this time with the option to reinstate them at a later date.

Old Business –Thanks were given to Ray Goggin for all the help that he has given the Board with different projects the past several months.

New Business

Gutter Policy-Due to the fact that gutters are not being maintained as they are supposed to be, It was,

ON MOTION: Duly made by Tom Peck, seconded by Marianne and carried unanimously.

RESOLVE: To accept the proposed gutter policy that is attached.

The Board received a proposal to clean the gutters from Premiere from \$25.00 for the front and back or \$15.00 for just the front or back. It was,

ON MOTION: Duly made by Dan Brown, seconded by Tom Peck and carried unanimously.

RESOLVE: To approve the proposal from Premiere to clean the gutters front and back.

Compliance Committee: There are four volunteers that are willing to serve on the compliance committee at this time. They are Ray Goggin, Gloria Kelly, Robert Schigotzki and Marie Jones. It was,

ON MOTION: Duly made by Tom Peck, seconded by Roger Beh and carried unanimously.

RESOLVE: To ratify approval of the above mentioned volunteers to the compliance committee.

There are currently four (4) residents that will be turned over to the compliance committee for outstanding violations.

Village Woods Condominium Association, Inc.

Board of Directors Meeting

March 14, 2016 (page 3)

The parking lot was stripped by Parking Lot Services. It was,

ON MOTION: Duly made by Roger Beh, Pete Treanor and carried unanimously.

RESOLVE: To ratify approval of having the parking lots stripped by Parking Lot Services in the amount of \$2,449.00

One of the residents has brought a large RV into the community. They are to receive a letter stating that they can only park in the community for one day, but they can park at the Beacon Woods Civic Center for 3 days with approval.

With there being no further business to come before the Board, it was,

ON MOTION: Duly made Roger Beh, seconded by Tom Peck and carried unanimously.

RESOLVE: To adjourn the meeting at 10:40 a.m.

Submitted by:

Approved by:

Cheryl Butler, LCAM
Management & Associates, Inc.

Dan Brown, President