

PINEWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Tuesday, January 19, 2016 Club House @ 7:00 PM

CALL TO ORDER

President Tony Wasilefsky called the meeting to order at 7:00 pm.

ROLL CALL

Board Directors present were: Tony Wasilefsky, President; Bill McNeill, Treasurer; Kathy Sheridan, Director at Large; Pam Sherock, Director at Large; Anthony Marchetti, Director at Large; and John Testa (by phone) Director at Large. Ray Danen was present as the Recording Secretary. Also present were Resource Property Manager James (Jamie) Manfred, and 38 resident owners.

APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS

December 16, 2015 Board of Directors Meeting: Pam motioned for approval, and Kathy seconded. All approved.

PRESIDENTS REPORT

Tony reflected on the past two years (plus) of his Presidency and expressed his expectance that the new Board has their interest in the future of Pinewood Village and will do a good job administering to the needs of the facility.

FINANCIAL REPORT

The December 31, 2015 Treasurers' summary report was read by Bill. Anthony motioned to accept the report as read. Pam seconded and all approved the motion.

SOCIAL COMMITTEE REPORTS

Bob Surbeck read his report. Starting bank balance on 1/19/2016 was \$2,510.77. Christmas Pot Luck on 12/18/2015 netted \$30, with 33 attendees. Coffee Hour on 1/9/2016 with 22 attendees brought in \$22, 50/50 proceeds were \$13, and expenses were \$11.89. The bank balance on 1/19/2016 is \$2563.88. He thanked Candy Choppolla and Charmaine McNeill for their work they did on the Christmas Pot Luck, a really great time.

The Bingo report for the period of 12/3/2015 to 1/14/2016 saw 131 players, \$21.30 in expenses, and income of \$72.50 from 50/50. Cash on hand is \$125.31. He also thanked Candy Choppolla for her filling in as caller for the past two weeks.

Charmaine McNeill added information regarding our February 13th Anniversary Party.

CORRESPONDENCE

None was received.

PROPERTY MANGER'S REPORT

The delinquency report shows a reduction of the financial amount due - minor levels of funds due should be cleaned up. A Certificate of Amendment was presented which asserted that the late fee assessed is \$25 in 10 days after the due date of the Association fees. Jamie also reported that he has contacted Duke Energy about changing our street lights to the LED type; they said that the "right person" will contact him about the change. So far, no one has returned the call; Jamie is determined to follow up.

UNFINISHED BUSINESS

- a. Jim Knapp delivered his committee's extensive report regarding their inventory of all the trees on the property with an accompanying diagram. He walked the property with Anthony, Bill, and an arborist. Many of the palm trees show nutritional needs as evidenced by yellowing fronds. Many deciduous trees are nearing the end of their expected life. Root crowding, canker cuts, etc. are evident in a number of incidences. Four trees require removal, and another needs extensive trimming. The arborist has provided an estimate to perform these tasks. Bill made a motion to trim the tree west of Unit 101, and remove the tree at the NE corner of the Club House and the palm tree, at a cost of \$1300; Anthony seconded and all approved.
- b. Anthony reported that one of our bidders, in an extended cell phone call, is withdrawing, regarding the sealcoat guarantee. Anthony suggested that he, Bill and Jim Knapp assess the amount (areas) of asphalt which should be replaced before coating is applied. Once the amount of work to be done is determined, he would like to get bids from three to five contractors to select from. He suggested that the work should be postponed until about June, after the snow birds have left, to have fewer residents to impact with the repair work going on.
- c. Bill reported that the contractor is almost through with Building 2 roofing repair and about through with Building 6. The A/C units are presently being "lifted" on Building 8. Tony interjected that he will call the contractor (Urethane Systems) tomorrow to get the details as to what is covered by the 10-year warranty on the repaired roofs, per the discussion thereto.

NEW BUSINESS

- a. Jamie started a discussion of the waiving of late charges on monthly fee payments to our Association by the owners. Pam motioned that late charges should not be waived unless there is an emergency that delays payment to Resource Management's account. She withdrew the motion after Jamie said that he will look into Unit 1103s experience regarding misunderstanding of late fees applied to her payment made on the 8th, and report at the Annual Meeting on February 2.

- b. Yard Sale. Nobody stepped up to take charge of having another yard sale this year. Anthony stated that in years past, the yard sale was set up under car ports along Marilyn Street, along the line of conventional such sales. Another replied that all the proceeds went to a fund for social facility requirements. Tony said that in a month or two we'll see if someone volunteers.

COMMENTS FROM OWNERS

- Tony LaCorte wanted to know why the high lounge chairs around the pool have not been purchased yet. Bill said that initial cost estimates were at least \$278 each, which would be about \$3,000 to purchase new lounges and there were insufficient funds at this time.
- Jaye Faticone announced the passing of Lillian Quinn (Unit 1402) recently, and told of her involvement on the Board, etc. Her service will be held next month at the Light of Christ church.
- Bob Surbeck reported the availability of an Internet "hot spot" in the Club House and noted that instructions on its use are on the bulletin board near the front door. The Pinewood Community Channel is now operational, but we need to replace the monitor as the original one has failed. A TV monitor is presently installed, but does not show the colors being used. Tony suggested that all keep an eye out for a \$5 TV to replace it (it needs to have VCR inputs, which are a yellow and a red/white round input jack.)
- Jim Knapp wished to express his dissatisfaction with the manner in which the election of the Board was handled by Resource Management and others. His wish to be on the ballot to serve on the Board was negated by his missing the application date for his application to do so because of the confusion of the three (or four) cycles of the Annual Meeting notice.
- Bob Preacher wanted clarification on the requirement for a Proxy for votes at the Annual Meeting. None if you are present.
- Jaye Faticone questioned when the new Board takes over. The answer is: just as soon as the new Board members are announced after the votes therefore are counted. The term for the four new members lasts until the 2017 Annual Meeting, whereas the three carryovers' term expires at the November 2016 Annual Meeting.
- Debbie Lamparski (?) said that we should thank Charles Marullo for his donated paintings. Pam will send a thank you card.

COMMENTS FROM BOARD MEMBERS

- Bill commented about the shrubs in front of Unit 306; replanting and putting in a drip irrigation system, a bid from BayCut was \$150 to \$200. Tony concurred. Anthony motioned to have BayCut replace the three or four shrubs that have died, Bill seconded, and all approved the motion. Bill volunteered to contact BayCut the next day.
- Bill also wanted to remind all the owners about the ramifications of code violations. Having work done on our premises by non-licensed contractors can expose the owner(s) involved, and well as the Association, to repairs and legal consequences should fire, injury, or other damage occur as the result of unlicensed work being done. This type of activity is being monitored by the city.
- Anthony wanted to give kudos to Claude LaFrance, Bill, and Bob Preacher for fixing the golf cart, saving us money for repairs. He said that we should make up a list of names of our volunteers to give to Resource Management and our insurance company so that we have coverage in case of an accident or injury while any volunteer work is being done.
- Pam addressed the need to have the forms with all of our personal information for the 2016 directory, be turned in to her (Unit 1301). Besides updating any changes to your individual contact information, your signature is required to legally allow your telephone number(s) to be available in the Association's directory. She also brought up the involvement of so many who served on the Board, volunteered for social functions and maintenance of the facility, etc., especially those who refurbished the Club House recently. She extolled the essence of the Association being a village where so many are involved. She inquired of Bill as to the accounting for the donations and expenses of the Club House remodeling. He replied that he has maintained all the receipts and records of the project and donations that were made and that he will make all that information available at the February 2 meeting. Pam also wanted to know when the Past Presidents plaques will be updated and hung on the wall, of which Bill said will be finished shortly.
- Anthony announced that Unit 205 is now available for purchase.
- Kathy noted that in going along with Pam's theme of a village to get things done, that there has been a lack of cooperation for a while, and wants the differences among the Board to be resolved and a cooperative atmosphere restored.
- There was a discussion of Ray renting his condo to the daughter (Saundra) of Lee Tenney, who passed away last year. The minimum time period of rental is three months which is stated on the rental application form which she signed. Ray has not been able to contact her by phone to confirm her understanding of the length of her required stay.

ADJOURNMENT

Pam made a motion to adjourn at 8:26 pm, Kathy seconded, and all approved.

Respectfully submitted:

Approved by:

Ray Danen
Recording Secretary
Pinewood Village Condominium Association

Tony Wasilefsky, President
Board of Directors
Pinewood Village Condominium Association

