

Jeff asked Owners in the room to stand and give a moment of silence for John Melo [906], who had recently passed away. John was a wonderful member of this Community and a good friend to many of us. His Family wanted the Community to know that their assistance and kindness was appreciated at this difficult time. May he rest in peace.

Call to Order

President Jeff Chase called the meeting to order at 7:02 PM on 3/15/2016

Roll Call

Present were: Jim Knapp, Director at Large; Bob Surbeck, Vice President; Jeff Chase, President; Pam Sherock, Secretary; Lori Battaglia, Director at Large; Bill McNeill, Treasurer and Jamie Manfred, Resource Property Manager; with 36 Resident Owners attending.

Approval of the Minutes of Previous Meeting

Jeff made motion to approve minutes, Bob seconded; all approved.

Treasurers Report

Bill was not able to report on Financial Statement as it had not been prepared at this time. He thanked Jay Milkamp for painting the hallway at the Clubhouse. Bill reported there is \$523.84 remaining in Community Donations for the Clubhouse.

Jeff made a motion; Bill seconded all approved to have Condo CPA close out Fiscal Year 2015. Jeff signed the form from Resource and presented it back to Jamie, Property Manager.

Correspondence

Jeff received letter regarding policing and parking which he will address in President's Report.

Board Member Resignation

Bob made motion to accept resignation of Anthony Marchetti from Pinewood Village Condominium Association with regret and thanks for his valuable service to our Community; Bill seconded, all approved. Jeff thanked Anthony for his service and that many people in the Community have been touched by his efforts to improve our lives.

Appointment of Replacement Board Member to Complete Resigned Board Member Term to 11/2016

Charlie Lopipero was nominated by Bob to fill the vacancy on the Board. There were no other nominations; Bob made a motion to close nominations and the Secretary to cast one ballot for Charlie Lopipero as a Member of Board of Directors, Bill seconded and all approved. Jeff thanked Charlie for agreeing to serve on the Board.

Presidents Report

Jeff mentioned that over the last 6-7 months we have had several ups and downs with Resource Property Management Company; and he had several discussions with Jamie. Jeff thanked all Board Members for their time and consideration on the issue of Management Company. He also thanked Jamie for his time with Pinewood Village.

There were 47 respondents to the survey of Owners of Pinewood Village and their input as to which projects to move forward with. Lori spent considerable amount of time compiling the results of this survey so that a recap could be made. Roads were first priority, painting of the walkways second and bringing up to code the pool utility room was third. Jeff expressed thanks to all who participated in the survey.

Jeff stated that we are not policemen here, none of us are. Jeff went on to say that if you see something that you believe to be a violation, correspondence to that effect should be in writing either to the Management Company or the Board, so that the Board as a whole can address. We do not want to create conflict here.

Jeff thanked several owners for their recent generous donations to the Community, they are as follows:

Anthony Marchetti- a color printer & copier, and a case of paper

Bill McNeill-Microsoft Office suite of software

Charlie Lopipero-ping-pong table

Jim Knapp-Dell desktop computer and a wireless microphone

Linda Woodhouse-a display monitor

Managers Report

Automatic sprinkler system information attached to minutes. Discussion was had as to whether we should “opt out” and how to do it; Jeff stated we will not be putting in a sprinkler system, he asked Jamie to please have complete information by next meeting.

Comments from Owners

At this time owners can make comments on the agenda, no comments were made.

Committee Reports

Bob reported bank Balance of \$2766.03 as of 2/16/2016.

12 safety lounge chairs have been ordered \$165 each for total of \$2118.60; chairs should be available for pick up around March 24, 2016. Bob and Bill will pick them up to avoid delivery charges.

Italian Potluck 50/50 precedes \$36.00.

Deposit Closeout from previous Social Committee Bank Account \$10.00.

Coffee hour with 28 residents brought in \$28.00, 50/50 precedes \$14.00.

Bank Balance as of 3/15/2016 is \$735.43.

Bob reported Bingo funds as of 2/18/2016 were \$138.63, cash on hand as of 3/15/2016 \$207.61. There were 154 players.

Bob made a motion to transfer \$100.00 from Bingo to the Social Committee Bank Account, Bill seconded and all approved.

Bob thanked all who participated in the various events, either hosting, setting up and/or clean up and encouraged others to volunteer; there are always Committee members willing to help you!

Pam reported a new owner, John Barrett in 603. A new renter for 1304 is pending. Pam also stated that we have 12 rentals, 2 seasonal and 10 annual.

Ping Pong Table

Ping Pong table may be set up in the Club House as long as there are no other functions planned.

Certification Status

All Board members are certified with the exception of Charlie, who has already scheduled to attend certification seminar this next week.

Tree Management

Bill made motion to remove tree at 1308 for \$800.00, Lori seconded; all approved.

LED Street Lighting

Jeff made motion to change to LED Street lighting with Duke Energy, Bob seconded, all approved.

Report on Progress of Roofs

Bill reported all the roofs to this point have been completed; invoice has not been received yet for payment. Jeff asked for anyone with any problems concerning these roofs to notify Bill immediately.

Application Fee Charges

Discussion on Statute changes allowing only \$100 for application fees; Bob made motion to change fees to \$100, Lori seconded, all approved. Pam stated the Application Form needs to be changed, and that she will do it.

Verification of Pinewood Village Corporation Status

Jeff asked Jamie how this is handled. Management Company sends the proper forms for such; Jamie will follow up and let us know.

Parking Issues

Discussion to use common courtesy and keep safety issues in mind when parking. Guests should be advised to use Guest Parking Spots.

Mansard Repair Building #2

Bill made motion to accept the bid of \$2900.00 from Acoma Roofing to replace Mansard on building 2, Bob seconded, all approved.

Property Management Cancellation Vote

Bob motioned to terminate the services of Resource Property Management with 60 day notice as provided in our current contract and this notice be effective today and the vote to terminate by a recorded roll call vote. Each Board member agreed to terminate. Termination date is May 31, 2016. Three firms will be interviewed by the Pinewood Village Board to replace Resource Property Management Company. The companies are Progressive, Ameri-Tech and Holiday Isles.

Schedule Special Board Meetings for Property Management Interviews

Schedule posted within 48 hours and attached to this report.

Comments from Directors

Jim stated he will show pictures from Anniversary party on TV monitor after meeting. Bob stated we could use someone to oversee operations of the pool. Pam asked residents to collect the new 2016 phone directories after meeting, the remaining to be distributed door to door. Thank you to Lori Battaglia for her diligence in updating the Master Directory and thanks again to Stephanie Hanks for printing the Directories. Charlie welcomes players for ping pong. Bill suggested removing the lock from the Community grill and allowing free usage; asking that residents clean up after each use.

Unfinished Business

Pam inquired as to the Health Department Citation; Jamie said that all issues were taken care of by our Pool Company.

New Business

Charlie discussed the picking up of large items by the dumpster; he will post numbers to call and times for pickups for the Community. Jim is working on the Community Channel and hopes to have it up and running again soon.

Next Regular Board Meeting

Tuesday, April 19, 2016 at 7 PM at the Club House

Adjournment

Motion to adjourn was made by Lori, seconded by Pam, all approved at 8:04 PM.