

## Directors' Meeting Minutes January 2024

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### January 18, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)

**OPENING-** Meeting began at 7:04 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call- **Directors Present:** Vice President-Matt Sulock, Treasurer-Dawn Wolset, Secretary-Jessica Knoll, Adam Kochanski, John Wolset, Colleen Rini, Kathy Plebani, Seth Napoli, Danielle Wojcik. **Directors Not Present:** President-Rob Renode, Julie Renode, Robin Wright.
- Greeting – Dawn welcomed all in attendance as Rob can not be present at tonight's meeting. She asked that we all take a moment of silence for all that is going on in the world.
- Public Comment - Property owner Mario Scelsi mentioned that he was looking at the documents attached to the 2022 meetings on our website and he noticed that the Leslie Lane pool plans were on there. He asked if it would be possible to put the new plans on the website as well for review. Adam doesn't see why not and will look into getting that uploaded. Mario also said he was looking at the 2023 road plan map and questioned how to find out which planned areas were completed. Adam explained to him that all planned areas plus others have been completed.
- Correspondence - There were 2 items of correspondence that Trish read; one was a late Christmas card from Century Security Services, and the other was a board contact email from Property owner Tom Kervick thanking the snow removal department for a great job on our roads.
- Approval of the Minutes for December - *Jessica motioned to approve the minutes as presented via email and on the website, Dawn 2nd. Motion Passed Unanimously.*
- Treasurer's Report (Financials posted on website)– Dawn noted that the financials are on the website and asked if there were any questions, which there were none.

### OLD BUSINESS

- Electronic Votes since last meeting - none
- Speed Bump/Electronic Monitoring update – Adam has been very busy and was unable to return John's call, but will reach out to him to agree on starting placement for the devices. There are currently no speed bump updates.
- Status of Leslie Lane Pool - Adam has been in contact with the pool vendor to verify start dates as well as placement of the concrete apron.
- Community Watch Update – Rob not present
- Bulletin Boards – Dawn and John priced out multiple bulletin board replacements and the cheapest they found was \$855. They also inquired at the township office about permits, and as long as we are disturbing the ground, we would need permits. The permits would be \$150 for each of the 4 locations. John and Sean were able to get out and take a look at the current condition of each board. They believe they can repair and replace needed parts for much less than the projected cost of new ones. This would also remove the extra cost of the permits as we would not be replacing them. *John motioned to repair the 4 bulletin boards with a cost not to exceed \$1,500.00, Adam 2nd. Motion Passed Unanimously.*
- Annual Meeting Planning - Colleen mentioned that we met on Jan 10th and set up the due dates for upcoming tasks and mailings. We will meet again on April 3rd at 6:30pm to further discuss the annual meeting plans.
- Other old business? Colleen brought up that there was an approved vote to spend \$1,000 on the printing and postage for the budget mailing, but there were last minute costs involved. *Colleen motioned a spend of up to \$400 for postage, Adam 2nd. Motion Passed Unanimously.*

## **DIRECTORS' & COMMITTEE REPORTS**

1. Communications & Marketing - Colleen said the newsletters should be delivered any day.
2. Recreation - Julie was not present, but Trish informed everyone of upcoming planned events such as the Wine & Cheese night on Feb 9th from 7-9pm and that Julie is working on setting up a date for a Valentine's Day painting party.
3. Pools - Seth reported that even though the pools are closed it is time to start looking into the poolside equipment that is budgeted for next year for both pools. Colleen will work with him as well as sending the board the packet she has of items that were selected to create a budget number. Discussion included the 8-10 week turnaround time issue with the new budget beginning on April 1st. Equipment will not be delivered in time for the pools to open. Colleen will see if the invoice can be paid after April 1st.
4. Maintenance - John spoke of normal routine maintenance, including cleaning the clubhouse and bathrooms, setup and clean up from rentals as well as storm incidents, cleaning up trash around the development, and taking all trash to the transfer station. Snow plowing and salting occurred on various dates, a truckload of salt was delivered and put inside the salt shed, all 4 bulletin boards were inspected for repairs, a new plow blade was installed on the plow due to wear, various storm drains were cleaned out, temporary storm lights were mounted at Jeans Dr & Porter Dr mailboxes, Water was pumped out from the Leslie Lane mailbox area.
5. Asset & Project Management - Open
6. Compliance & Controls – Open
7. Building & Planning - Katherine reported no permits being issued.
8. Roads - Adam also reported no road report for this month.
9. Enforcement – Adam reported no citations issued, 1 investigative condition, and 1 assist during inclement weather.
10. Operations - Collections update - Adam will be working with the office to get reports for next month now that budgeting meetings and the end of year have occurred.

## **NEW BUSINESS**

1. Other new business - none

Meeting Adjourned - Motion: Adam - 2nd: Jess at 7:45 pm