

Directors' Meeting Minutes February 2022

February 17, 2022 / 7:00 PM / Virtual Meeting Only (Zoom)

Join Zoom Meeting

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Meeting ID: 830 3576 2839

Passcode: 966079

One tap mobile

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OPENING - Meeting began at 7:03 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call- **Directors Present: President-Rob Renode, Vice President-Matt Sulock, Secretary-Jessica Knoll, Treasurer-Dawn Wolset, Julie Renode, Adam Kochanski, Colleen Rini, John Wolset, Kathy Plebani, Michael Klapac. Directors Not Present: Heather Napoli, Seth Napoli.**
- Greeting – Rob thanked everyone for joining and wished board member Kathy Plebani a Happy Birthday.
- Public Comment - Property owner, Mario Scelsi talked about speed bumps and his recent education about them, as well as the rules that need to be followed in regards to state and township regulations, liability possibilities and emergency service vehicles issues. Adam clarified that we have private roads and do not need to worry about state and township regulations for speed bumps. He also said he would like to investigate specific case studies of liability on speed bumps as he is pretty sure there is very minimal liability. Mario also mentioned using HD cameras on the security vehicle. Adam said that it was a great idea and he would love to do something like that once the budget allows more enforcement department hours.
- Reading of the Minutes (January 2022) - *Jessica motioned to waive the reading of the minutes and to approve them as presented in advance of the meeting via email and website posting, Julie 2nd. Motion Passes unanimously.*
- Treasurer's Report (Financials posted on website)– Dawn noted that the treasurer's report is located on our website and asked if anyone had any questions. Rob stated that they will be meeting with Preferred Management tomorrow and asked if anyone had any questions for them to present at the meeting.

OLD BUSINESS

- Electronic Votes since last meeting - *Julie motioned to spend up to \$999.00 to purchase the fireplace components for under the new TV, Rob 2nd.* The new TV has been installed and the old bulky wood built console on the other side of the clubhouse has been removed. Once we receive the console, we will put it together and it will be placed under the TV where the table is currently. The pictures of the fireplace were included in the electronic vote email. We currently have the option to purchase at 15% off and the cost is \$840.00 Motion includes up to \$999.00 to cover tax and any other charges we are not aware of. *Motion Passes with 9 in*

favor.

- Status of Budget Sent to Owners – Paperwork has not been sent to the printer yet, but Adam is working on it, and it should be done by tomorrow.
- Rules/Policy/Procedures Project – Rob/Heather- Heather not present
- Legal Review: Property Bundling pending – still on hold
- Status of Call Center - Rob stated that we are looking into the call center procedures. The call center is currently getting mostly office calls because that is the number that is forwarding the calls. Discussion ensued on if the office and security should both be forwarding their calls to the call center. It was decided that both will forward the calls when not on duty. Trish will forward the call center contract to all board members for review.
- Other old business?- none

DIRECTORS' & COMMITTEE REPORTS

1. Communications & Marketing - Colleen - Nothing to report
2. Recreation - Julie reports that 28 people showed up for the February 2nd Valentine's Day gnome painting as well as one out of state property owner attending virtually. Next paint night will be a St. Patrick's Day theme on March 3rd at 5:30 pm with a cost of \$35 due the night of. Julie asked the virtual attendee how she thought it went, and Property owner, Stephanie Parse, replied that the instructor was very accommodating and she was very pleased and would do it again. This past Saturday was our Wine and Cheese night. It was great to see so many new faces among the regulars. A few board members noted how great the clubhouse looks and how important it is to improve our facilities for them to be used more often. Adam mentioned how a group of our residents got together and watched the Super Bowl at the clubhouse. It's great to see owners utilizing their access cards. Property owner, Mario Scelsi suggested we make a nice flier to hang on the bulletin boards reminding people to use their access cards and when and where they can use them.
3. Pools – Seth not present
4. Maintenance - John - Routine maintenance including cleaning the clubhouse and bathrooms, taking the trash to the transfer station and setting up for rentals. Continued with replacing interior doors of the clubhouse. Plow truck and salt spreader were washed, and the back hoe was greased and the loader buckets were coated with preservatives. 3 pot holes were repaired on Panther Run Rd, and the roads were plowed and salted as needed for various snow events. 5 tires were picked up in the field off 903 as well as 4 bags of trash collected from Cold Spring Dr, Robertson, Wild Creek, and Cross Run Rd.
5. Asset & Project Management - Michael needs to get together with Rob. Feb 28th is scheduled for them to meet.
6. Compliance & Controls – Heather not present
7. Building & Planning - Katherine reported 1 permit issued for a privacy fence.
8. Roads - Adam has nothing new to report. Spring projects are coming and degraded areas from weather are being monitored and/or maintained by maintenance.
9. Enforcement - Adam reported our enforcement was contacted by a property owner's home alarm system. Adam suggested that property owners make sure more important numbers are being contacted before our enforcement team which is only on duty for 15 hours a week.
10. Operations - Collections update - Rob was proud to report that we entered into 2 more agreements this month.

NEW BUSINESS

1. Correspondence - None
2. Other new business- Rob asked that the board members in attendance join a new zoom for an executive meeting after this one to discuss confidential employee information.

Meeting Adjourned - Motion: Adam - 2nd: Julie at 8:14pm