

**MINUTES OF
MEETING OF THE BOARD OF DIRECTORS**

Date: Thursday, May 16, 2019

Time: 7:00pm

Place: Clubhouse

- I. ROLL CALL
Present: Karen Erickson (via telephone conference), Emil Rus, Matthew Mitts, Ronald Holmes and Al Bishop
Also present: Annmarie Coniglio, Property Manager
- II. CALL TO ORDER
Vice Chair Emil Rus called the meeting to order at 7:04 p.m.
- III. APPROVAL OF AGENDA – **Matt motioned approval of the agenda; Ron seconded and the motion carried unanimously.**
- IV. APPROVAL OF MINUTES – **April 18, 2019 – Matt motioned approval of the minutes; Ron seconded and motion carried unanimously.**
- V. REPORT OF PRESIDENT – Al read the President’s Report prepared by Karen.
- VI. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report, which copies were made available to the Membership.
- VII. REPORT OF COMMITTEES – Committee Reports, in written form, were made available to the Membership, as well as being summarized aloud by Matt.
- VIII. APPROVAL OF REPORTS- **Matt motioned approval of reports as presented; Ron seconded and the motion carried unanimously.**
- IX. UNFINISHED BUSINESS - None.
- X. NEW BUSINESS
 - a. RFP Development for Management Services – **Matt motioned approval to move forward with finalizing an RFP; Emil seconded. Al noted that he would like to obtain some additional information. Motion carried unanimously.**
 - b. Air Conditioner Replacement at Clubhouse – Five proposals were received, reviewed and discussed. **Matt motioned approval for Karen to make an emergency decision after discussing with Snyder, a unit with a higher seer rating; Al seconded and the motion carried unanimously.**

c. Sliding Glass Door Replacements at Guardhouse – After review and discussion of bids received, **Matt motioned approval of the proposal submitted by HBS; Al seconded and the motion carried unanimously.**

d. Unauthorized Gate Access Policy – Board members discussed writing a rule/policy implementing stronger penalties for breaking a security rule that endangers the community. **Karen motioned approval; Al seconded and the motion carried unanimously.**

Ron motioned approval to impose a fine of \$100 to the resident for his breach in security procedures; Emil seconded and the motion carried unanimously.

XI. MEMBERSHIP COMMENTS

- Black top especially at front entry needs to be done; when was the last reserve study done? – BOD has been in discussion with the CDD's engineer for an evaluation of the roads.
- Air conditioner replacement – why hold it up for five proposals?
- Sod that was replaced after CDD pipe repair has died.
- When clubhouse is reserved, there should be a service person available.
- Low lake level – what can be done to raise it?
- Cleaning of sidewalks – is there a plan to do so?
- Feeding wildlife is against the law – It was advised that if this is observed, resident should call FWC.

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:20 p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM

Please Note: An audio recording of this meeting is available to hear upon request.