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**MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
REGULAR MEETING**

July 12, 2016

Pursuant to notice previously given, a regular meeting of the Board of Directors of the Council of Unit Owners of Mutual 16-Condominium of Rossmoor, Inc. was held in the Sullivan Room of the Administration Building on Tuesday, July 12, 2016 at 9:26am.

Directors Present: Joan Allston, President; Jim Turner, Vice President; Edwin Bradley, Treasurer; David Darr, Secretary; John Looney, Jean Jones, Fred Seebode Directors.

Management: Jolene King, Assistant General Manager; Marygrace Serra, Mutual Assistant

Visitors: Virginina Rehbehn, Julia Repeta, Arthur Popper, Mary Young, Kay Looney, Joe Halpin, Rita Molyneaux & Janice Romanoff.

1. Call to Order- Mrs. Allston called the meeting to order at 9:26am.
2. General Manager's Report- Jolene King presented the General Manager's report for the month of June 2016. The report was received, noted, and made part of the record.
3. Approval of Agenda- The agenda was approved as presented.
4. Approval of Board Meeting Minutes- The Minutes of the Regular Board Meeting held on March 8, 2016 were approved as presented.
6. Correspondence /ABM(s)-
  - A. Correspondence- Thomas Schild Law Group Inc. which deals with the CCOC sent in a monthly newsletter to Mrs. Allston.
  - B. ABM(s)-
    - Johnson- 3419 St. Leonards Ct. -Replace A/C unit with a heat/pump- Approved by Board.

7. Special Reports:

A. LWCC Meeting (6-28-2016)- Mrs. Allston reported:

- a. Approved the budget for Capital equipment.
- b. Sent a letter to the State Highway Administration to approve a sidewalk on the South side of the road.
- c. Approved putting a banner on the Globe.
- d. Extended the Pilot Program for MedStar.
- e. Approved public relations program was approved.
- f. Landscape proposal has 5 companies being considered.

8. Advisory Committee Representative's Reports:

A. E &R- No report at this time.

B. Emergency Prep- Mr. Darr handed out pamphlets regarding Emergency Preparedness. Planning has started for the Fire Safety Forum for late October.

C. Community Planning- Mr. Seebode reported CPAC met yesterday, the site plan is completed for the New Administration building. Waiting for approval from various committees for approval. A presentation will be put together to present to the Board of Directors.

D. Health- Ms. Jones reported the Pilot Program to let non-Leisure World Residents to use the Medical Center has been approved to become permanent.

E. Energy- Mr. Halpin reported the EAC had a representative from Solar City to discuss solar panels and residential use. This however is a moot point because only one mutual allows solar panel within LW. The committee members looked over the EAC Charter, and found it covered all the appropriate topics.

F. LW News/Technology- Mr. Popper reported Victoria Valentine has left Leisure World, and Maureen Freeman is now the lead editor. An assistant was hired for Ms. Freeman. Mr. Popper reported the Residents Forum is very popular in the Newspaper. Two topics are going to be explored which include a survey and Q&A section.

G. Golf- No report at this time.

8. Treasurer's Report -

A. Bills to Consider:

Mr. Bradley reported on the list of bills. Upon motion duly made and seconded, the Board agreed:

To pay Leisure World of Maryland Corporation \$ 44.00 to clear leaves from storm drain pipe at 3400 Island Creek Ct. 129-B (Fleisher).

To pay Leisure World of Maryland Corporation \$ 91.25 to clean and snake the underground drain at 3407 Parker Creek Ln. 125-B (Gunther).

To pay Leisure World of Maryland Corporation \$ 45.76 to caulk joints in the walkway between the driveway and the front steps at 3403 St. Leonards Ct 109-B (Cheimis).

To pay McFall & Berry \$ 1,080.00 for tree maintenance at 3425 St. Leonard ct. 112-B (Hatch).

To pay McFall & Berry \$ 1,755.00 for tree maintenance at 3402 Parker Creek Ln. 96-B (Crooks).

To pay McFall & Berry \$ 1,890.00 tree maintenance at 3400 Parker Creek Ln. 96-A (Quill).

To pay Orkin Pest Control \$ 75.00 to exterminate, using Temprid, ants around the exterior of the unit at 3407 Parker Creek Ln. 125-B (Gunther).

To pay Clay Kenny Home Improvement \$ 1,760.00 for cleaning gutters around the mutual.

To pay Clay Kenny Home Improvement \$ 130.00 to repair a roof leak at 3408 Parker Creek Ln. 95-B (Greer).

To pay Clay Kenny Home Improvement \$ 165.00 to replace wind damaged rake caps at 15424 prince Frederick Way 121-A (Lichtenstein).

To pay Clay Kenny Home Improvement \$ 165.00 to replace wind damaged rake caps at 3305-3303 Solomon's Ct. 101-A/101-B (Farr/Green).

To pay Clay Kenny Home Improvement \$ 165.00 to replace wind damaged rake caps at 3423 St. Leonard Ct. 112-C (Rabe).

**Resolution #9, 7/12/2106**

B. Mutual financial Status- Mr. Bradley reported there has been a very substantial surplus, which helped to lower the year to date deficit.

C. Other Matters of Concern-

a. Website for Mutual 16-

9. M16 Committee Reports:

- A. Social- Ms. Repetta reported the Happy Hour at the Rock will be Saturday, July 23, 2016 at 4:30.
- B. M16 Newsletter- Ms. Molyneaux reported the Newsletter needs further input which will be sent out as a July/August edition.
- C. Maintenance- Mr. Looney reported there are a few outstanding houses that have wall and ceiling cracking's. Mr. Looney and Mrs. Allston suggested waiting till the fall, when it cools down, to do the attic inspections.
- D. Landscape- Mr. Darr reported he and Joan had a ride-through of the Mutual to inspect resident landscaping. Four letters have gone out to residents to remediate various issues .
- E. Emergency Preparedness- No report at this time.

10. Other Board Business-

- A. Website for Mutual 16- Paul Eisenhaur- The website is almost fully complete with various forms and information. Mrs. Allston is very pleased with the look and feel of the website.
11. Open Forum- A discussion regarding Smoke Detectors ensued, and the possibility of doing a smoke detector inspection.
12. Next Meeting- Our Next Board of Director's meeting will be August 9<sup>th</sup>, 2016 at 9:30 in the Sullivan Room in the Administration Building.
13. Adjournment- There being no additional business, the meeting was adjourned at 10:55 AM.