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

January 10, 2017

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, January 10, 2017 at 9:30am.

Directors Present: Joan Allston, President; Jim Turner, Vice President; Edwin Bradley, Treasurer; David Darr, Secretary; John Looney; Director, Jeanie Jones, Director

Absent Directors: Fred Seebode; Director

Management: Nicole Gerke; Project Mgr. Comty. Serv., Roberta Carter, Mutual Assistant

Visitors: Sandy Greer, Joe Halpin, Virginia Rehbehn, Janice Romanoff, Kay Looney, John Quill, Bob & June Hortin

1. Call to Order- Mrs. Allston called the meeting to order at 9:30 am.
2. General Manager's Report- Nicole Gerke presented the General Manager's report for the month of January 2017. All questions and comments were responded to by Ms. Gerke.
3. Approval of Agenda- The agenda was approved as presented.
4. Approval of Board Meeting Minutes- The minutes of December 13, 2016 were approved as presented.
5. Correspondence /ABM(s)
 - A. Correspondence- None
6. Advisory Committees-
 - A. Emergency Preparedness- Mr. Darr stated there will be an Emergency Preparedness conference for Leisure World in April.
 - B. Community Planning- Ms. Gerke's report included: (1) Community Planning Committee will be meeting with the *Maryland National Capitol Park & Planning*

Commission on January 31, 2017 to discuss the approval of the new Administration Building in finalizing the plans and improvements that will be conducted.

(2) Sandy Spring Bank has withdrawn future services from both administration buildings so management has been seeking other banking institutions. (3) The next Community Planning meeting will be held in February.

- C. Health- Ms. Jones's report included: (1) The new Clinical Director and Podiatrist arrived. (2) The Lecture on "Hip Replacement" with Dr. Ryan MacDonnell was successful.
- D. Energy- Mr. Halpin's report included: (1) Published articles can be found on the LWMC website for review as public record. (2) A total of 53 E-Rating applications were processed.
- E. Technology/LW News- No report at this time.
- F. LWCC BOD Meeting- Ms. Allston stated there was no meeting for the month of December.

7. Treasurer's Report-

A. Mutual Financial Status- Mr. Bradley reported that the Mutual went into December with a surplus of \$16,000. December will show a deficit but should end the year with a surplus of some amount.

B. Bills to Consider- Mr. Bradley reported that there is one invoice in the amount of \$209.25 on the invoice list;

Upon motion duly made and seconded, the Board agreed:

To pay Leisure World of Maryland Corporation \$209.25 (Date of service: 12/30/16) for checking bathroom; found main stoppage, cleared main stoppage through roof, ran a 70ft 7/8 cable at 3408 Parker Creek Lane, Unit 95-B (Greer).

Resolution #25, 1/10/2017

B. Investment Actions Proposed- No report at this time.

8. Mutual 16 Committee Reports-

- A. Social Event- Ms. Allston stated that there are no social plans until Spring 2017.
- B. M16 Newsletter- Ms. Allston stated topics for the February newsletter are needed and submit to Rita Molyneaux.
- C. Maintenance- Mr. Looney's reported included: (1) Will be meeting with Mr. Ronny Cabrera on January 11, 2017 in response to the results of the inspection that was conducted and need to gather more information to proceed. (2) Clay Kenney will start the process of gutter cleaning at the end of this month.

D. Landscape- Mr. Darr reported that there is no new information on our Kentucky Coffee Tree.

E. Emergency Preparedness- No report at this time.

9. Other Board Business- Ms. Allston stated there is still no lease on the Allen house and that the Conger house will be rented.

10. Next Meeting- Tuesday, February 14, 2017 9:30AM; Sullivan Room.

11. Open Forum- None at this time.

12. Adjournment- There being no additional business, the meeting was adjourned at 10:30 AM.

Joan Allston, President