

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

September 10, 2019

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, September 10, 2019 at 9:30am.

Directors Present: Joan Allston, President; Jeanie Jones, Vice President; Edwin Bradley, Treasurer; Paula Seebode, Secretary; Doug Allston, Director; Jack Looney, Director; Bob Hortin, Director

Directors Absent:

Management: Kevin Flannery, General Manager; Alicia Drummond, Mutual Assistant

Visitors: John Fajnor, Harry Geehreg, Sandy Greer, Joe Halpin, Kay Looney, Rita Molyneaux, Art Popper, Virginia Rehbehn, Janice Romanoff

1. **Call to Order**- Ms. Allston called the meeting to order at 9:30 am.
2. **General Manager's Report**- Kevin Flannery presented the General Manager's report for the month of September 2019. The report was made part of the record.
3. **Approval of Agenda**- The agenda was approved, as written.
4. **Approval of Board Meeting Minutes**- The minutes from August 13, 2019 meeting were approved, as written.
5. **ABM Approval (Allston, Seebode)** – Ms. Allston spoke about two ABM applications that need Board approval.

Upon motion duly made, the following resolutions were agreed:

To approve the ABM for unit 15519 Prince Frederick Way (Allston) for window and sliding glass door replacement. Nova Installations, Inc. will perform work. Maintenance and future repairs will be at owner's expense.

To approve the ABM for unit 15408 Prince Frederick Way (Seebode) for metal fence and gate across atrium entrance. Action Fabricators and Erectors will perform work. Maintenance and future repairs will be at owner's expense.

Resolution #22a, 9/10/2019

6. **Advisory Committees:**

Health – Ms. Jones reported that there have been resignations at the Medical Center. The Center is in need of a psychotherapist. The Committee has concerns regarding the Medical Marijuana Club. A dispensary has opened nearby and there are residents that are opposed to the location. The LW General Manager is looking into this.

Emergency Preparedness – Mr. Hortin reported: Security and Emergency Preparedness Committees will host a Fire Safety Symposium on Wednesday, October 23, 2019.

Golf and Greens – Mr. Allston reported that the company for the infrastructure study of the golf course has been approved. The Golf Committee will recommend to the Board to change the course to a PAR 71. It is currently a PAR 69 course.

Landscaping – Fall flowers will be planted in the Mutual.

Technology/LW Communications/Strategic Planning – Dr. Popper stated that the architectural firm for Clubhouse 1 and the Administration Building has been chosen. The return rate for the surveys was 45.5%. Another firm will provide data entry for the returned surveys. Residents will be chosen by random an invitation to attend focus groups regarding the survey. Technology Committee is considering computer and internet training for residents.

Security & Transportation – Mr. Geerheng reported that the Committee discussed the problem of dead deer in the community.

Education & Recreation – Ms. Allston stated that there are residents who are opposed to the approval of the Cannabis and Ping Pong Clubs. Residents were disappointed that the outdoor pool was Closed on Labor Day. It was suggested that the pool stay open after Labor Day as it has in previous years.

LWCC BOD Meeting – Ms. Jones reported that a motion was made to decrease the 2.4% increase in LW fees to 1.6%. The motion did not pass. A report regarding solar power was given to the Board. No action was taken at this meeting.

7. **Treasurer's Report- Ed Bradley-**

Invoices – Mr. Bradley presented the bills for September 2019.

Upon motion duly made, the following resolution was agreed four (4) approved, three (3) opposed

To approve a payment to LWMC, invoice #159057 in the amount of \$47.00 for no power for dryer, range, a/c and hot water heater. Pepco contacted at 3408 Parker Creek Lane.

Resolution #22, 9/10/2019

Preliminary Budget Report – Mr. Bradley read the preliminary 2020 budget report.

Upon motion duly made, the following resolution was agreed:

To authorize the mailing of the proposed budget to Mutual 16 unit owners for their information and review, and further resolve that any questions or comments by the unit owners concerning the proposed budget are to be sent in writing to any member of the Board of Directors no later than Monday, October 7, 2019.

Resolution #23, 9/10/2019

CD Reinvestment – Mr. Bradley stated that the Sandy Spring CD will be maturing on September 23, 2019.

Upon motion duly made, the following resolution was agreed:

To approve redeeming the entire proceeds of the Sandy Spring Bank CD maturing on September 23, 2019 and reinvesting the proceeds in a one-year CD on the best available terms.

Resolution #24, 9/10/2019

8. Mutual 16 Committee Reports

Social Committee: - Happy Hour at the Rock will be held on Friday September 13, 2019.

M16 Newsletter- Ms. Molyneaux needs ideas for upcoming newsletter.

Maintenance- Mr. Looney is waiting on the invoice for the cricket work done in the Mutual. A company has been contacted for the sunroom glass replacement at Mr. Bradley's unit.

Park – Ms. Seebode stated the tentative date for staining the benches is September 17, 2019. She suggested exploring the idea of putting a table and seats in the park. She also discussed an estimate from PPD for repairing a leaking pump at the park. This will be revisited in the Spring.

Landscape – Mr. Allston stated that an end of the year inspection will be performed. A Sugar Maple tree has died in the Mutual. Mr. Allston has contacted the Grounds Department about removal of tree and stump. Five trees have been planted. Regular watering is needed.

9. **Other Board Business-**

Open Forum- Mr. Halpin spoke about solar energy and lighting in the community. Ms. Allston reported four houses on the Market.

Next Meeting- Tuesday, October 9, 2019 9:30AM; Sullivan Room.

Adjournment- There being no additional business, the meeting was adjourned at 10:58am.

Paula Seebode, Secretary