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

April 9, 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, April 9, 2019 at 9:30am.

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

Director Absent:

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

Visitors: Sandy Greer, Joe Halpin, June Hortin, Kay Looney, Rita Molyneax, 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 April 2019. All questions and comments were responded to by Mr. Flannery.
3. Approval of Agenda- The agenda was approved, as presented.
4. Approval of Board Meeting Minutes- The minutes from March 12, 2019 were approved, as amended. 5.C. – Use the word “affordable” in lieu of “subsidize”. Omit last sentence.
5. ABM Approval – Greer – The Board reviewed the ABM for unit 3408 Parker Creek Lane to replace patio flooring and to remove existing gate posts and gate.
Upon motion duly made and seconded, the following was agreed:
To approve the ABM for unit 3408 Parker Creek Lane to replace patio flooring and to remove existing gate posts and gate.
Resolution 39a 4/9/2019
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6. Advisory Committees:

- A. Health – A nurse practitioner and a neurosurgeon will be working in the medical center. LW Social Workers are hosting a panel on April 24, 2019 to speak on services they provide. The Committee will speak on the side effects of medical marijuana.
 - B. Energy- No report at this time.
 - C. Emergency Preparedness – EPAC Expo will be held May 23, 2019 in CH1.
 - D. Golf & Greens – An email has circulated untrue information regarding trees and membership fees.
 - E. Landscaping – No report at this time.
 - F. Technology/LW Communications/CPAC- There will be a meeting to prepare the LW surveys that will be distributed to all residents in early May. Mr. Popper has offered to assist residents with completing the survey prior to submitting back.
 - G. Security & Transportation – No report at this time.
 - H. Education & Recreation – Medstar will start offering water therapy four days a week 8am-10am Tuesday-Friday starting April 16, 2016. The Comedy Show will increase from \$5.00 to \$10.00.
 - I. LWCC BOD Meeting – Ms. Allston’s read the meeting summary written by the LWCC Chair.
7. Treasurer’s Report- Ed Bradley-

A. Invoices – Mr. Bradley presented the bills for April 2019.

LWMC - Upon motion duly made and seconded, the Board agreed:

To make payment to LWMC invoice #151383 in the amount of \$607.02 to adjust bedroom door and repair crack in the hallway including patch, primer and spray.

H&H Concrete - Upon motion duly made and seconded, the Board agreed:

To make payment to H&H Concrete Construction, Inc. invoice #2019265 in the amount of \$5,303.00 to remove and replace patio and leadwalk to front door.

J&M Construction - Upon motion duly made and seconded, the Board agreed:

To authorize Leisure World Accounting to pay J&M Construction the deposit of \$11,400 on the first phase of the Valley and Cricket work, and further authorizes either Joan Alston, President, or Edwin Bradley, Treasurer, to approve payment of the \$26,596 balance of the contract price upon due

completion of the work.

Resolution #39, 4/9/2019

- B. Investment Actions Proposed-Financial Status of Mutual- The Board of Directors adopted the following resolution:

RESOLVED, The Mutual 16 Board of Directors hereby authorizes Leisure World Accounting to reinvest the proceeds of the Revere Bank \$77,906.02 plus any interest earned CD maturing on May 7, 2019, in a one-year CD at the best rate available.

Resolution #40, 4/9/2019

8. Mutual 16 Committee Reports-

- A. Social Event; Holiday Party- There will be a social hour prior to the annual meeting held on May 16, 2019.
- B. M16 Newsletter- Ms. Molyneaux needs topics for the April edition.
- C. Maintenance- Mr. Looney reported that the ceiling in the kitchen collapsed. There were no further damages.
- D. Park Benches and Sign – Slats on the benches are in the process of being replaced. In addition, volunteers are needed to paint the benches are completed. Mr. Hortin and Ms. Seebode will purchase the materials for replacement and the sign.

Upon motion duly made and seconded, the Board agreed:

To approve to authorize reimbursement to Bob Hortin and Paula Seebode for the purchase of bench materials and the sign, upon receipts submitted.

Resolution #41, 4/9/2019

- E. Landscape- Five pear trees will be planted at a cost of \$375 per tree for total amount of \$1,875.00.

Upon motion duly made and seconded, the Board agreed:

To approve the McFall & Berry proposal to install five pear trees throughout the Mutual at a cost of \$375.00 each.

Resolution #42, 4/9/2019

- F. Dryer Cleaning – A flyer from Air Quality Technologies, Inc. was delivered with the LW News for dryer vent cleaning. They will be available for service from April 15th -27th for scheduling.

Upon motion duly made and seconded, the Board agreed:

To approve for Air Quality Technologies, Inc. to clean the dryer vents Mutual wide, as scheduled by the residents and to make payment upon completion.

Resolution #43, 4/9/2019

G. May Resolution – Upon motion duly made seconded, the Board agreed:

To approve for Joan Allston or Edwin Bradley to approve bills for the Month of May due to no meeting held during this month.

Resolution #44, 4/9/2019

9. Other Board Business- None.
10. Open Forum- None.
11. Next Meeting- Tuesday, June 11, 2019 9:30AM; Sullivan Room.
12. Adjournment- There being no additional business, the meeting was adjourned at 11:15AM.

Paula Seebode, Secretary