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

June 11, 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, June 11, 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: John Fajnor, Harry Geehreg, Kathy Geehreg, June Hortin, Kay Looney, Art Popper, Virginia Rehbehn, Julie Repeta, 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 June 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 April 9, 2019 were approved, as written.

5. **ABM Approval** – Greer –An ABM was submitted to PPD. The Board will review ABM once it's received and discuss for approval at next meeting.
6. **Correspondence** – Tree Care Maintenance letter from Ms. Compton was presented to the Board for review and discussion at next meeting.
7. **Advisory Committees:**

Health – Ms. Jones reported that the presentation scheduled for July 12, 2019 has been canceled.

Energy- It was reported that Mr. Pechacek is no longer on the Committee.

Emergency Preparedness – Mr. Horton stated that there was a presentation from the County. The EPAC is currently conducting a survey of all Mutuals for the currency of their Emergency Preparedness Plan. The Mutual 16 plan has been submitted to the EPAC for review and updating as necessary.

Landscaping – No report at this time.

Technology/LW Communications/Strategic Planning – Mr. Popper stated that strategic planning surveys will be printed and distributed by next week. The Technology Committee discussed redesign of the website.

Security & Transportation – Mr. Geehreg reported that the Committee discussed having a four way stop at the intersection of N. Leisure World Blvd and Norbeck Road. The speed limit on N. Leisure World Blvd was also discussed.

Education & Recreation – Mrs Allston reported that 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.

LWCC BOD Meeting – Ms. Allston read the meeting summary written by the LWCC Chair.

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

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

Upon motion duly made and seconded, the Board agreed:

To approve to make payment to LWMC invoice #155335 in the amount of \$1,814.00 for drywall repair in living room, small bedroom and hallway at 3425 St. Leonards Ct.

Upon motion duly made and seconded, the Board agreed:

To make payment to McFall & Berry invoice #IN203363 in the amount of \$110.00 for tree removal at 15550 Prince Frederick Way.

Upon motion duly made and seconded, the Board agreed:

To approve payment to McFall & Berry invoice #IN203362 in the amount of \$120.00 for landscaping at 15513 Prince Frederick Way.

Upon motion duly made and seconded, the Board agreed:

To approve payment to McFall & Berry invoice #IN203312 in the amount of \$200.00 for removal at 3406 Island Creek Ct.

Upon motion duly made and seconded, the Board agreed:

To approve payment to Paul Eisenhour in the amount of \$200.00 for website maintenance for years 2018 and 2019.

Resolution #7, 6/11/2019

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

RESOLVED, to approve that the Mutual 16 Board of Directors hereby authorized Leisure World Accounting to reinvest the account balance, plus any accrued interest earned, of the Sandy Spring Bank CD maturing on June 11, 2019 in a one-year CD at the best available rate.

Resolution #8, 6/11/2019

Cricket Roof Work – Resolution

Upon motion duly made and seconded, the Board agreed:

To accept the contract submitted by J&M Construction Solutions LLC for Cricket Roof work. The Mutual 16 Board of Directors hereby authorizes Leisure World Accounting to pay J&M Construction a deposit of \$10,000.00 on the second phase of the contract price of \$30,912.00 with the balance of \$20,912 due upon completion of the second phase.

Resolution #9, 6/11/2019

Reimbursement – Ms. Young

Informational discussion: The mutual is responsible for entrance doors. If a resident asks John Looney or Joan Allston for permission to paint an entrance door an approved color, and presents the Mutual Board with a receipt, the Mutual will issue a reimbursement of up to \$100.

Upon motion duly made and seconded, the Board agreed:

To approve reimbursement to Mary Young of 3406 Island Creek Ct. in the amount of \$100.00 for painting of her front door. Receipt has been submitted.

Resolution #10, 6/11/2019

9. Mutual 16 Committee Reports

Social Committee: - Ms. Repeta spoke about Happy Hour at the Rock. She thanked Mr. Allston for his purchase of wine. He will be reimbursed. The Committee currently has a balance of \$34.14.

M16 Newsletter- Ms. Molyneaux would like more ideas for the newsletter. Ms. Seebode mentioned including the who pays list in the newsletter. The Board decided to place an article in the newsletter stating that a hard copy is available upon request.

Maintenance- The first phase of cricket conversion has been completed. The second phase is to finish all of the crickets that have not been converted. The sliding glass door will be looked at for repair or replacement at 3404 Island Creek Ct. Plumbers will look at the sink and washer backup at 15503 Prince Frederick Way to determine the source of back up. Mr. Geehreg will send video of his gutter/ downspout problem to Mr. Looney.

Park Benches and Sign – Ms. Seebode spoke about the park benches. They have been put together and are ready for painting. The park beautification committee will be asked to assist with this project. She also reported Mr. Van Dijk and the Wood Shop’s estimate for making a sign for the Park. This topic is deferred until next meeting.

Landscape- Landscape letters (27) were sent to residents for compliance. Mr. Allston will do a Mutual walk through at the end of June or early July checking who has complied and who has not.

11. Other Board Business- None._

Open Forum- None.

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

Adjournment- There being no additional business, the meeting was adjourned at 11:00am

Paula Seebode, Secretary