

MUTUAL 16 MATTERS

OCTOBER 2024

PLANNING MEETING

1:00 PM first Thursday of month
Clubhouse II, Rossmoor Room

BOARD OF DIRECTORS MEETING

9:30 AM second Tuesday of month
Clubhouse II, Rossmoor Room & Zoom

BOARD OF DIRECTORS

President PaulaS330@aol.com	Paula Seebode 301-944-4759
Vice President BetsyTDavis1@gmail.com	Betsy Davis 240-383-7155
Secretary Chris@CEverettOnline.com	Chris Everett 410-428-7549
Treasurer edsubrad@aol.com	Edwin Bradley 202-641-7455
Directors: dkallston@gmail.com	Doug Allston 301-598-2557
malaundy@gmail.com	Marcia Laundy 301-598-3027
J.Looney007@comcast.net	John Looney 240-669-3530

CONTACTS

Communication Distribution Jean Jones	301-467-3387
Friends of the Park Paula Seebode	301-944-4759
Helping Hands Peter Loan & Lenny Sammarco	240-676-6074 301-598-3027
Landscaping Betsy Davis & Marcia Laundy	240-383-7155 301-598-3027
Maintenance John Looney	240-669-3530
Newsletter Chris Everett	410-428-7549
Social Kay Looney & Diane Rosenfield	240-669-3530 301-996-2549
Sunshine Lady Melinda Proctor	301-847-9644

SUPPORT

Sr. Property Manager NSprinkle@lwmc.com	Nancy Sprinkle 240-560-5565
Mutual Assistant MGlick@lwmc.com	Michael Glick 301-598-1055
LW Admin	301-598-1000
PPD	301-598-1500
Main Gate (Security)	301-598-1044
Comcast willis_gray@comcast.com	1-855-638-2855

Mutual 16 — Leisure World, Silver Spring, MD 20906 ■ www.lwm16.com

FROM THE DESK OF THE PRESIDENT

This month, we have a guest author for the From the Desk of the President column. This column is From the Desk of the Vice President, **Betsy Davis**.

Betsy said it so well, I could not improve on it, so here are her thoughts on an important issue:

“We are happy to have added so many new neighbors this year. Adjusting to a new lifestyle can be exhilarating... and challenging. Living in a condominium community is not like living in a single-family home, where our decisions only affect us individually; here, those decisions can affect us all.

A very serious example is the **absolute prohibition** against charcoal grills, hibachis, fire pits, or anything that uses charcoal fires. That prohibition is a *condition* of our M16 condominium insurance. Our carriers can, and will, cancel our coverage if a charcoal grill is found on M16 premises.

M16 has different carriers than the rest of LW for our insurance. That insurance saves more than \$50/month/unit in our condo fee. It also has a lower deductible (\$10K vs. up to \$50K in some mutuals), and the insurers are licensed by the Maryland Guaranty Corporation.

If you have a charcoal grill, etc., please donate it, sell it, or take it to the dump. Please do not jeopardize your neighbors' insurance coverage and condo fees because you think it's “just a silly rule.” It's in our new by-laws.

Thank you to everyone for your understanding and compliance with this important aspect of our community life.”

And thank you, Betsy. Betsy put in a huge amount of work to get us our better insurance for less money. We owe her a lot. Please remember no charcoal grilling or fire pits are permitted in Mutual 16.

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GARDENS OF MUTUAL 16 – 2024



MILESTONES

HAPPY BIRTHDAY!

Jean Jones October 10
3409 Saint Leonards Court

Betsy Davis October 24
15548 Prince Frederick Way

Kay Looney October 28
15411 Prince Frederick Way

IN MEMORIAM

Ida Polcari
October 3, 2024
3411 Island Creek Court

Mary Lawlor
October 19, 2024
15500 Prince Frederick Way

OCTOBER SCRAMBLE

Rearrange letters on each line to form a word, then use the circled letters on each line to form the BONUS WORD.

Created by **JANET GILBRIDE**

N L K F A

D O E N L

H E F T I

S E S R U A

M E A B A O

BONUS WORD CLUE: AMBIDEXTROUS MEANS ABILITY TO WRITE WITH BOTH

See next month's Word Scramble for answers

SEPTEMBER ANSWERS

HTSUO
SHOUT

VREHIT
THRIVE

LVEOG
LOVE

ERRTUO
ROUTER

NHIFC
FINCH

BONUS WORD CLUE: TWO WRONGS DON'T MAKE A

RIGHT

GET TO KNOW YOUR NEIGHBORS

BARBARA & MICHAEL HIGGS

3308 SOLOMONS COURT

Barbara grew up in New Jersey. She came to DC to go to American University. Working on degrees in psychology and counseling, she interned at St. Elizabeth's. When she completed her studies, she stayed in the area to work as a vocational rehabilitation counselor at Children's Hospital and was the director of a private training school. She worked with a wide variety of individuals, young and old, with medical and emotional challenges. After a number of years, she transitioned careers and worked for 24 years as a technical writer for a computer company.

Michael was a Navy brat. He went to Vietnam after high school. He was a photographer for the Navy. While he and his giant camera swung from straps outside a small cargo plane, he documented scenes of war. He also documented good things like when he accompanied a doctor and dentist to a remote village. The head of security played soccer with the children while the mothers got dental care for the first time in their lives. And they left the soccer ball with the children. Michael went to college on the GI Bill and became a teacher. He was a Pre-K through 12th grade teacher in public and private schools, mostly teaching art.

In 2006, she was a widow; he was divorced. Their daughters were friends and unbeknownst to Barbara and Michael, their daughters hatched a plot to get them together. Their daughters introduced them at the Renaissance Fair where Michael had a booth. All of them wore costumes of the 16th century. It was just like a Hallmark movie. The plan worked! Barbara and Michael dated for three years and married in 2009.

They came to Mutual 16 in 2012 to avoid stairs and to unclutter. Well, Barbara uncluttered; Michael not so much. In retirement, they both have volunteered with various veterans' groups like Uniting Us, which

promotes art for healing, and the Elk's Veterans Committee. Michael teaches art classes for the Rossmoor Art Guild and is a monitor for the Wood Shop. He has worked at the Renaissance Fair for 48 years. Nowadays, he sells whimsical carved walking sticks and other sculptures.



With his carving, he continues to document major events around him like he did with his camera in Vietnam. Barbara is a prodigious reader who has been keeping the Little Library in business since its inception.

In 2016, their daughter became seriously ill as a result of a medical mistake. For 4 years, Barbara, with Michael's support, took care of her during her battle; doing things, big and small; like seeing her through multiple medical procedures including an intestinal transplant, reading to her, entertaining her son, overseeing her care in multiple hospitals, holding her hand, and caring for her dog, **Hank**. When she passed away, Hank came to stay permanently with Barbara and Michael, a joy and reminder always of their brave daughter.

They have different philosophies of life: Michael says, "Always keep curiosity as part of your life." Barbara says "Reach out to others and be kind."

Together, they live these philosophies to the fullest.

NEWS YOU CAN USE

WE SHUDDER TO THINK ABOUT SHUTTERS

Shutters are a unit owner responsibility. Not all units have shutters but if you have them, you must keep them in harmony with the esthetic of the Mutual. The esthetic for shutters is that they have no chipping or faded paint, no missing pieces and are hanging straight. Please go out and take a look at your shutters. Is the paint peeling or fading? Are any slats broken? Are they secure to the wall and plumb? If necessary, please take care of your shutters and help maintain our reputation as the most beautiful Mutual in LW.

Please remember that if you want to add shutters, remove/replace shutters, or paint shutters a different color – that is, if you make a change to the exterior of your unit – you must fill out an Application for Building Modification Lite (ABM Lite) and submit it to the Board for approval. The form is available from **Waleska Carcuz Fuente** (301-598-1375) or from **Paula Seebode** (301-944-4759). The form is also online at lwm16.com.

CURB YOUR ENTHUSIASM – HOUSE NUMBERS

Among other things, the reflective house numbers painted on the curb are there to help EMS and the fire department find your home in an emergency. When you put your trash or recycling out, please be aware of the positioning. If the numbers are obstructed, first responders may lose valuable seconds trying to find you or your neighbor. We suggest you try to have the reflective house numbers visible at all times.

MEET YOUR NEW M16 MUTUAL ASSISTANT

Michael Glick recently became our new Mutual Assistant. If you need help with Leisure World administrative matters, you may email him at MGlick@lwmc.com or call 301-598-1055.

For the next month, **Kelly Rivera** will work with Michael during his transition into this new role supporting Mutual 16.

As before, **Nancy Sprinkle** is continuing as our Senior Property Manager.

SOFT WASHING VS POWER WASHING

Soft washing is a method of cleaning that involves a low-pressure stream of water and special solutions. The process removes bacteria, mildew, algae, and other organic grime from your home's siding. It's different from pressure washing, as the water pressure is much lower and softer, hence the name.

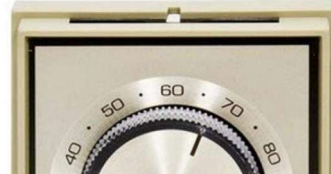
Vinyl can handle 600-1200 PSI whereas a pressure wash is 2000 PSI. Items like steel wool and wire brushes can leave permanent scratches, discoloration, and even punctures in your siding and should be avoided.



Vinegar or dish soap with water work well for mild algae growth. For heavy growth, use a solution comprised of one gallon of water and one cup of oxygen bleach (like OxiClean). The oxygen bleach should help to clean the vinyl without doing any damage to your landscaping. A long-handled car-washing brush may also help. Finish with a thorough rinse.

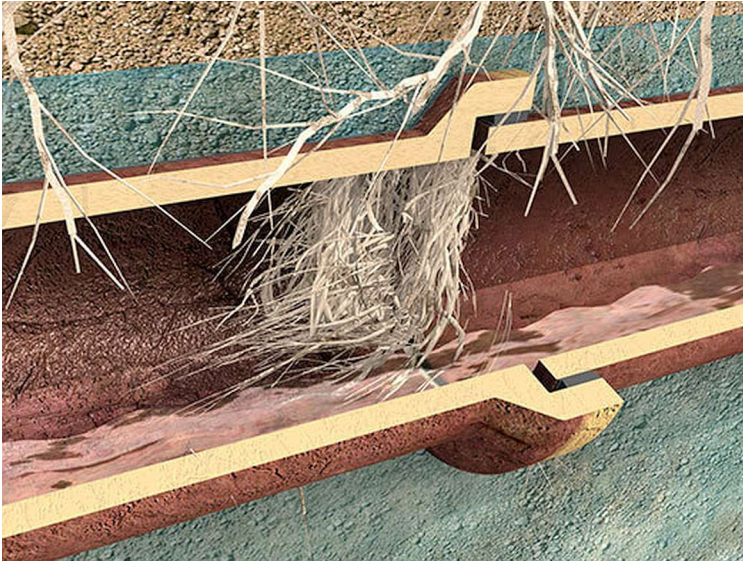
RUNNING HOT AND COLD

It's that time of year again where we may have overnight temperatures in the low 30s and daytime highs in the 80s. Depending on your comfort needs, this means you may want heaters on for part of the day and cooling on for another part of the same day. Be careful, use common sense, and never run the air conditioning at the same time the heat is on.



MORE NEWS YOU CAN USE

FLUSH WITH SUCCESS – GET TO THE ROOT



If roots get into your sewer line (and eventually, they will), you may have a lengthy headache that requires the messy inconvenience of digging up your yard.

A simple maintenance regimen can prevent this aggravation. Twice a year, just flush a root killer in the toilet – in the toilet – not the sink, not the shower.

Copper sulfate: A common ingredient in tree root killers, copper sulfate can be purchased at hardware stores and garden centers. It is sold under a variety of brand names. To use, pour about half a cup of copper sulfate crystals into the toilet and flush a few times. Copper sulfate disrupts the root cells, which leads to dehydration and root death.



To help remember, schedule this maintenance to coincide with when our clocks spring forward and when they fall back. Easy-peasy.

MARK YOUR CALENDAR – HOLIDAY POTLUCK

Don't forget the M16 Holiday Potluck is Sunday December 8, 2024.

HO HO HO – YOU BELIEVE IN SANTA, RIGHT?

It's a problem all year around, but it gets worse near the holidays. Scammers target seniors with lots of email scams, including phishing, tech support, and impersonation:

PHISHING: Scammers send emails that look like they're from a bank, credit card company, or other business. The email will claim your personal info is needed to fix an issue.

TECH SUPPORT: Scammers claim your device has a virus or needs fixing, and ask for remote access for antivirus software.

IMPERSONATION: Scammers impersonate a loved one who needs money, or a government official who threatens arrest. They may use personal information from social media or the internet to appear credible.



Other scams targeting us include: •Claims that your electric or gas services will be cut off unless you pay; •Claims that you owe taxes or fees from the IRS or Social Security Administration; •Medicare scams, where scammers pose as Medicare reps or offer free medical products in exchange for Medicare numbers.

Be particularly wary of anything that is "urgent" and demands immediate action.

RESOURCES

CONTRACTORS

•Electrician

Ethan Greene
240-388-1616

•Garage Doors

BBB Garage Doors LLC
301-309-9100

Billy's Garage Doors
301-367-9160

Fred C. Johnson Co. Inc,
410-792-2126

•General Contractor

Mike Morrow
Morrow1200@me.com
301-613-8781

•HVAC, Plumbing

Jiffy Plumbing, Heating & AC
Pete Kristiansen
petethevacguy@gmail.com
240-882-8696

Robertson Plumbing Services
robertsonps@yahoo.com
301-602-4007

•Painter

Ralph Carter
Ralphcarter8@aol.com
301-302-1211

HANDYMEN/APPLIANCE REPAIR

Scott Davis 240-463-6134
t00lman7@yahoo.com

John Kent 301-385-8866
a1handymanjack@gmail.com

Senior Appliance Repair 571-445-2623

GARDENING SERVICES

Gloria Sherman (LW Res) 301-980-2867

Jane Zimmerman (LW Res) 301-219-8745

Austin Angles 301-598-5161

Bill Bowers 301-831-7893

Cooper 301-473-2191

Cloverly Landscape 240-714-9531

REC Lawn Russ Cooper 301-614-2938

Mark Emmel 301-249-3655

Jovy's 301-537-9156

Jose Mayorga 301-346-5880

Carlos Mendoza 301-624-9769

Sam & Mari Gardens 301-590-5977

POWER OUTAGE

If you have a power outage, do NOT call Pepco! **Call the Main Gate**, at **301-598-1044**. The Main Gate reports outages to Pepco. We don't have individual accounts with Pepco so Pepco has no record of your residence if you were to call them.

REMINDERS

LITTLE LIBRARY AT THE ROCK

Anyone can put books in, anyone can take books out. After you read a book, bring it back or give it to someone else. If you have questions, call **Paula Seebode**, 301-944-4759.

SUNSHINE LADY

Our "Sunshine Lady" sends cards to our hospitalized residents as well as condolence cards for our deceased residents. If you know of anyone who needs a card, contact **Melinda Proctor** at 301-847-9644 or mefoxp@gmail.com.

SHOULD THE MUTUAL PAY FOR IT?

If you need work done in your home and feel the Mutual should pay, you *MUST FIRST* call **Jack Looney** at 301-938-0718 or 240-669-3530 *BEFORE* calling Physical Properties (PPD) or any contractor. If Jack is not available, call **Paula Seebode**, 301-944-4759. If you call PPD or a contractor directly, you will be responsible for any charges incurred unless it is an emergency situation. For Emergencies after hours, call the Main Gate 301-598-1044.

FRIENDS OF THE PARK

Mutual 16 is home to a Leisure World landmark: the Park at the Rock. Join in to help out – call **Paula Seebode** at 301-944-4759 for more information.

"FILE OF LIFE"

Do you have a red vinyl "File of Life" magnetically attached to your fridge door? If not, get one from Montgomery County Fire & Rescue. Keep it updated with info concerning your medications, doctors, and contacts to be notified in case of serious illness. This data is important to an emergency crew when they are called in due to a sudden illness. First responders will check your refrigerator door for the "File of Life."

ROBO-CALLS:

The M16 President directs the Robo-Call system to alert residents about immediate situations in the mutual. It may be a notice about a repair that affects water service, an event reminder, a last-minute change to a meeting time, or even a "Silver Alert" for a missing vulnerable neighbor.

HELPING HANDS VOLUNTEER

Need help with a minor household task? Call **Lenny Sammarco** 240-535-8627, or **Peter Loan** 240-676-6074.

TRASH SCHEDULE

Here's the schedule for garbage and recycling pickups, with specific requirements for each.

Note: garbage and recycling containers may be put out the night before their pickup days.

• **GARBAGE:** Pickup days are **Tuesday** and **Friday**. Be sure your garbage can is tightly covered.

• **GLASS/METAL/PLASTIC RECYCLING:** Pickup days are **Tuesday** and **Friday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.

• **PAPER/CARDBOARD RECYCLING:** Pickup day is on **Wednesday** only.

Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately.

Secure properly so paper doesn't fly around when it's windy.

• **YARD DEBRIS: BY REQUEST ONLY** on **Monday** and **Thursday**. Contact the Grounds Department email grounds@lwmc.com or call 301-598-1314 to notify them you have yard debris for pickup. Use tall brown paper recycling bags.

COMCAST (XFINITY) SERVICE

For routine service (if you need a technician, etc.) call LW Comcast Bulk 1-855-638-2855. For urgent issues (no TV or Internet), call Comcast Rep Willis Gray directly at 443-370-5018.

MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
October 8, 2024

Pursuant to notice previously given, a regular meeting of the Board of Directors was held in the Rossmoor Room in Clubhouse II and via ZOOM on Tuesday, October 8, 2024, at 9:30 AM.

Directors Present: **Paula Seebode**, President; **Chris Everett**, Secretary; **Ed Bradley**, Treasurer; **John Looney**, Director; and **Marcia Laundry**, Director.

Directors Absent: **Betsy Davis**, Vice President; and **Doug Allston**, Director.

Management: **Nancy Sprinkle**, Senior Property Manager; **Christian Hall**, Administrative Assistant, Mutual Services; **Kelly Rivera**, Administrative Assistant, Mutual Services.

Residents: **Dee Berkholtz**, **Ellen Darr**, **Janet Gilbride**, **Joe Halpin**, **Kay Looney**, and **Art Popper**.

1. **Call to Order** – The meeting was called to order at 9:29 AM.
2. **Approval of Agenda for October 8, 2024 BOD meeting** – The agenda was approved as amended: to add mutual directory to President’s Report.
3. **Approval of Minutes for September 10, 2024 BOD meeting** – The minutes were approved as presented.
4. **Reports from M16 Officers:**
 - a. **President’s Report** – Ms. Seebode submitted the following:
 - **M&O Meeting** –
Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,
To approve the 2025 Management and Operating Agreement (M&O).
Resolution #31, 10/8/2024
 - **Shutters** – Ms. Seebode will write a short article about keeping shutters in harmony with the esthetic of the Mutual.
 - **Corporate Transparency Act** –
Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,
To authorize Rees Broome to compile all Mutual 16 Board Members’ information and submit it to FinCen, as required by the Corporate Transparency Act, in the amount of \$375 for the current 7 directors plus \$100 for any new directors elected or appointed and pay invoices when presented.
Resolution #32, 10/8/2024

- **Mutual Directory** – Dee Berkholtz presented a draft of the Mutual 16 Directory for the Board’s consideration. She discussed plans for updating it as necessary and for uploading it securely online.

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the distribution of the Mutual 16 Resident Directory after it has been reviewed by all Board Members.

Resolution #33, 10/8/2024

b. Vice President’s Report – No report.

c. Treasurer’s Report – Mr. Bradley submitted the following:

- **Investments** – The Replacement Reserve acquired a \$50,000 CD bearing 3.65% interest and maturing in 2029.
- **2025 Budget** – The Board has before it a proposed 2025 budget for approval of mailing to the unit owners for their questions and comments. The proposed budget provides for an average monthly condo fee of \$923.38. The total expenses plus reserve funding would call for an average condo fee of \$941.00. The inclusion of \$20,000 in unused condo fees from prior years, in lieu of condo fee revenue, allowed the proposed condo fee to be \$923.38. The major accounts responsible for the condo fee increase are Community Services, Property Insurance and Reserve Funding.

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the mailing of the proposed 2025 Budget to all unit owners for a 30-day review period.

Resolution #34, 10/8/2024

- **Delinquencies & Financials** – There are two delinquent condo fee accounts for the current month.

d. Secretary’s Report – Mr. Everett reported that he has been receiving great input from the community for the newsletter. He also warned residents about email scams being sent to residents of the mutual requesting money.

5. Reports from M16 Coordinators:

a. M16 Maintenance – Mr. Looney submitted the following report:

1. Manders Proposal Dated 9/23: 3401 St. Leonards Ct. –

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve Manders proposal dated 9/25/2024 for entryway structural investigation at 3401 St. Leonards Ct. in the amount not to exceed \$5,000.00 to be paid upon work completion out of the Reserves account.

Resolution #35, 10/8/2024

2. J&M Construction Proposal: 3403 St. Leonards Ct. – Entryway water damage has been evaluated by Handyman Jack and he has provided technical analysis and a NTE proposal to repair the damaged mortar problems and repair/replacement of the mortar cap on the brick column. He has repaired the mortar issues and has removed the concrete cap on the column where we found that the beam has had significant water damage and has rotted. Manders Co. is providing technical analysis and a proposal for the beam repair/replacement. In addition, we have requested a proposal from J&M Construction to repair the gutter conditions that we believe has caused much of the water damage problems in that area. This effort will require a new gutter and drainage system in the affected area and a protective cap over the mortar cap on the column. J&M will provide a proposal for this effort.

3. M. Taylor Proposal Date 9/29 (15420 Prince Frederick Way) –

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the M. Taylor proposal dated 9/29/2024 to repair the settling of the rear wall by the kitchen at 15420 Prince Frederick Way in the amount of \$9,800.00 to be paid upon work completion from the replacement reserves account. Motion approved unanimously with four votes in favor and one abstention (Bradley).

Resolution #36, 10/8/2024

4. Plumbing Roots: 3416 Island Creek – The resident reported that there were tree roots growing in her bathroom drains. The resident informed the mutual that her plumber, Chuck the Plumber, was taking care of the problem. Mr. Looney discussed the problem with him, and he is planning to remove the root system in the pipe and check to see if there was any damage in the underground drainage that would require more extensive work. Camera Investigation by another plumber informed the mutual that, because of scale deposits on the interior of the drain, it is difficult to determine if there are gaps or broken drainpipes that are allowing the roots to penetrate the drain. Currently, it is expected that the Mutual will reimburse the resident for this expense.

5. Stopped Gutter: 3423 Island Creek – The resident has reported that the gutters on the front of their residence appear to be clogged in the underground drains. The Mutual arranged for cleaning the gutters with PPD who sent a representative to clean out the drains. No report has been provided from PPD, but it is understood that one drain was cleared but the other may require further maintenance or reconstruction.

6. Other Ongoing & Completed Projects –

- Halpin Residence 3405 Island Creek Ct. – The resident informed the Mutual that their garage door’s bottom gasket has deteriorated and fallen apart. We had noticed several other doors with the same or approaching the same condition and were trying to decide if a garage door inspection effort was needed to determine if this was part of an extensive condition. Other projects have interfered, and Mr. Looney has not yet been able to follow-up on that idea. Mr. Looney recommends that the Mutual has the resident’s problem corrected and to consider a garage door review at a later date.
- Irish Residence 15556 Prince Frederick Way – The resident reported that their garage door would not open or close all the way. Mr. Looney recommended that they contact Billy Doors and that if the problem was with the door opener, it was the resident’s responsibility. If it is found that there is an issue with the door itself, the Mutual will reimburse the cost.
- Alvey Residence 3309 Solomons Ct. (304-775-7094) – Ms. Laundry, Director, has informed the Board that there is a strip of siding on the side of this residence that has been pulled out and requires replacement. There is also an apparent wasp nest in the vent on the top of the right side, which is a resident’s responsibility to address. The Mutual will assume responsibility for the cost of any damages to the siding or vent.
- Welsh Residence, 3301 Solomons Ct. & Boluda Residence, 15401 Prince Frederick Way – Ms. Laundry, Director, informed the Board that there is mold starting to grow on the back of the Welsh Residence on Solomons Ct. and on the right side of the Boluda Residence at 15401 Prince Frederick Way. This type of problem has previously been handled by power washing, but it has been noted that this solution can present other problems. The Mutual will consult with the contractor J&M to determine the best solution for this type of problem.

b. M16 Landscape Report – Marcia Laundry & Betsy Davis – Ms. Laundry reported that the first round of landscaping inspections has been completed and that first notices were distributed.

- **M&B Grasses – 3404 Island Creek** – A new retaining wall has been installed at this location. The committee will work on scheduling the installation of new landscaping.
- **M&B Proposal #L24015-AA** –

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve McFall & Berry’s proposal #L24015-AA to apply Fiesta to all lawn areas in Spring 2025 (Apr./May) and provide a spot treatment of Fiesta in Summer 2025 (July/Aug.) in the amount of \$3,288.00 to be paid upon work completion. Motion approved with four votes in favor and one opposed (Seebode).

Resolution #37, 10/8/2024

c. M16 Social Events & Welcome Report – Kay Looney and Diane Rosenfield:

- **Upcoming Events** – A box lunch with Mutual 18 is being planned. The Mutual’s holiday potluck has been scheduled for Sunday, December 8 at 5:30 PM.
 - **Pizza Party** – **Ms. Seebode** reported that the pizza party was a success and that 55 residents were in attendance.
 - **New Residents Welcomed** – **Mrs. Looney** reported that the new owners of 15503 Prince Frederick Way need to be welcomed. The date for issuing new resident IDs to Mutual 16 residents is October 26, from 1:00-4:00 PM.
- d. M16 Rules/Bylaws – Doug Allston – Mr. Everett** reported that there will be a meeting on October 17 at 1:00 PM in the Norbeck Room for the Board to discuss all input received from residents, and to prepare an updated draft of the rules. The open meeting will be in person only.

6. Report from Property Manager – Nancy Sprinkle –

- **Community Report** – The September 2024 Community Report was distributed.
- **Tasks Updates** – The October 2024 task updates report was submitted for the Board’s consideration and review. Ms. Sprinkle answered all comments and questions.
- **Previously Approved Invoices** – The October 2024 previously approved invoice list was presented.

7. Reports from Leisure World (LW) Advisory Committees

- a. LW Golf – Doug Allston** – No report.
- b. LW Health – Jeanne Jones – Ms. Seebode** reported on behalf of Ms. Jones. Ms. Jones has been on the Health Committee for about 10 years but will not be applying for another term in 2025. Anyone who has health-related professional experience is welcome to apply. The committee has had physicians, nurses, health administrators, pharmacists, social workers, physical therapists, occupational therapists, people with FDA experience, and the like as committee members. The meetings are on the third Wednesday of each month (except December), and are open to the Leisure World public. There is a new chairperson for 2025, Paula Goldberg, who has some interesting plans for the future. Appointments can now be made for Labcorp at the medical center. This center is also open to the general public, who must show proof of an appointment and an ID to get through the Leisure World gate. Drug take back day is October 26 from 10-2 at the medical center. The only things that can be collected this time are pills and sharps. This is a change from the previous policy of accepting almost anything medically related. At the medical center, Daniela Memoli, DO has been selected to replace NP Johny, who left the medical center. Dr. Memoli’s start date is uncertain due to some unresolved issues. Dr. Feldman is retiring at the end of the year so a replacement is being sought for him as well. The other primary care physicians at the medical center are accepting new patients. The new x-ray department is up and running. Most basic x-rays are available, but no CTs, MRIs, nuclear scans, or anything else of a sophisticated nature.

- c. **LW Landscaping – Betsy Davis** – No report
 - d. **LW CPAC/Technology – Art Popper** – No report.
 - e. **LW Insurance Advisory – Joan Allston** – No report.
8. **Open Forum** – No report.
 9. **Next Planning Meeting** – The next planning meeting will be on Thursday, November 7, 2024, in person at 1:00 PM in Clubhouse II Rossmoor Room.
 10. **Next BOD Meeting** – The next BOD meeting will be on Tuesday, November 12, 2024, at 9:30 AM, in person and via Zoom.
 11. **Adjournment** – The meeting was adjourned at 11:01 AM.

DRAFT