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

June 12, 2018

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 12, 2018 at 9:30am.

Directors Present: Joan Allston, President; Jack Looney, Director; Jeanie Jones, Director; Edwin Bradley, Treasurer; Doug Allston; Director

Director Absent: David Darr, Secretary; Fred Seebode, Vice President

Management: Melissa Pelaez, Dir. Mutual Services; Roberta Carter, Mutual Assistant

Visitors: Virginia Rehbehn, Janice Romanoff, Kay Looney, June & Bob Hortin, John Fajnor, Rita Molyneaux, Beneva Mondor

1. Call to Order- Mrs. Allston called the meeting to order at 9:30 am.
2. General Manager's Report- Melissa Pelaez presented the General Manager's report for the month of May 2018. All questions and comments were responded to by Ms. Pelaez.
3. Approval of Agenda- The agenda was approved as presented.
4. Approval of Board Meeting Minutes- The minutes from April 10, 2018 were approved as presented.
5. Correspondence/ABM(s)- Mr. & Mrs. Kitsoulis submitted an ABM (Application for Building Modification) to change the exterior/storm door at 15520 Prince Frederick Way, Unit 119-A. Board members approved the ABM. Work will be performed by Creative Design.

Resolution#7, 6/12/18

6. Advisory Committees:
 - A. Emergency Preparedness- No report at this time.
 - B. Community Planning- Ms. Allston reported on behalf of Mr. Seebode stating that the committee will be moving forward with the plans for the FEP for the new administration building.
 - C. Golf & Green- Mr. Allston's report included: (1) Committee has concerns about the balding of the grass on the course and how it can be handle, overall the golf course is in

good shape. (2) 19 people have signed up for the 3month trial period membership, which is going well.

- D. Health- Ms. Jones's report included: (1) Dr. Turner the Psychiatrist has left Medstar without providing follow up with her patients. Anyone that who was a patient of Dr. Turner and has not received appropriate follow up, please let Ms. Jones know. (2) The Health Fair was successful.
- E. Landscape- No report at this time.
- F. Energy- No report at this time.
- G. Technology/LW Communication- Ms. Allston reported on behalf of Art Popper stating that the committee is recommending/discussing to purchase a device that will be placed on each vehicle to allow easy/safe entry access into Leisure World. Strategic Planning Committee is awaiting information from the RFP, which will be presented at the august meeting.
- H. Education & Recreation- Ms. Allston stated there will be a new movie policy article apart of the upcoming LW News expressing concern of those residents that want to gain access into the movies after the program has begun and with no ticket.
- I. LWCC BOD Meeting- Ms. Allston's reported included: (1) Board denied the wavier of Mutual 14 President; Joh Radcliffe to have him serve on the LWCC Board. (2) Discussion of a proposed proposal in regard to the LW gate access of applying a disk on each car which would allow entry through the gates, some thought this idea is very expensive. (3) The final site plan was approved. (4) The Health Advisory Committee Charter was approved. (5) The Board approved \$45,000 to convert the old fitness center into a ping pong room.

7. Treasurer's Report-

- A. Bills to Consider- Mr. Bradley reported that there are three invoices in the amount of \$281.25 on the invoice list;

Upon motion duly made and seconded, the Board agreed:

To pay LWMC \$56.25 Invoice# 132854 (Date of service: 5/29/18) to clean the downspout at the right front of the unit at 3402 Parker Creek Lane Unit 96-B. (Crooks)

Upon motion duly made and seconded, the Board agreed:

To pay LWMC \$75.00 Invoice# 132853 (Date of service: 5/29/18) to clean the downspout and underground drain at 15420 Prince Frederick Way Unit 122-C. (Bradley)

Upon motion duly made and seconded, the Board agreed:

To pay J&M construction Solutions, LLC \$150.00 Invoice# 1597 (Date of service: 5/27/18) to replace missing shingles at 15556 Prince Frederick Way.

Resolution#8, 6/12/18

- B. Investment Actions Proposed- No report at this time.
 - C. Mutual Financial Status- Mr. Bradley stated that the month of May shows a surplus which reduces the mutual deficit for the year which is the result of the cold weather and some mild weather.
 - D. Mutual 16 May Bills- All bills/invoices for the month of May were paid with **resolution#35** authorizing Joan Allston or Edwin Bradley to pay the bills that are presented during that month.
8. Mutual 16 Committee Reports-
- A. Social Event; Happy Hour at the Rock- Ms. Allston stated the ***“Happy Hour at the Rock”*** will be held on June 22, 2018 all are invited to attend.
 - B. M16 Newsletter- Ms. Allston stated topics are due to Rita Molyneaux for the July/August newsletter edition.
 - C. Maintenance- Mr. Looney stated the power washing of the homes on the mutual has began and will be completed soon.
 - D. Landscape- Mr. Allston stated there will be three trees removed in the community.
8. Other Board Business-
- A. Progress on the Reserve Study- After discussion, the Board agreed to postpone until further notice.
8. Open Forum- Mr. Halpin informed those attending the meeting that the EAC Committee has been looking into getting a solar program for the trust properties, to either have it configured to the buildings or on the parking lots as part of the strategic plan going forward. The concern is how does residents receive the rebates and or rewards for making energy improvements.
9. Next Meeting- Tuesday, July 10, 2018 9:30AM; Sullivan Room.
10. Adjournment- There being no additional business, the meeting was adjourned at 10:25AM.

David Darr, Secretary