

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

APRIL 19, 2017
WILLOW HALL

Present were Russ Steenweg, Charles Lupo, Susan Nordell, Louis Maiocco, Sandra Kaufman and Elaine Baumeister. Also present were Community Manager - Joseph Schultz, Accounting Administrator - Michelle Lampard and Recreation Director - Mary Lighthipe.

This meeting commenced at approximately 1:00p.m.

Pledge of Allegiance

The Board appointed Shirley Anthony since Sal Tozzi declined to accept the appointment as Trustee.

S. Nordell moved to waive the reading of the minutes. S. Kaufman seconded. All in favor. Motion carried.

E. Baumeister moved to approve the April 5, 2017 minutes. S. Nordell seconded. A resident asked to have the minutes published on the LVWCreeper.com. All in favor. Motion carried.

C. Lupo moved to approve the 2017 swimming pool rules. S. Nordell seconded. Residents expressed whether they were in favor or not in favor of charging for guests and/or adults at the pool. A suggestion was made to install cameras at the monitoring stations. A resident asked to change the language under the guest section from badges to wristbands. The Board agreed to vote with the amended change.

S. Nordell – Yes
E. Baumeister – Yes
C. Lupo – Yes
L. Maiocco – Yes
S. Kaufman – No
R. Steenweg – Yes

Motion carried.

S. Kaufman moved to approve the Association to contract with Sparkling Pools to dye, pressure test and re-surface the Encore Spa for a total cost of \$4,950.00. This expense will be charged to account# 3230 – Capital Replacement/ Common Buildings. C. Lupo seconded. All in favor. Motion carried.

L. Maiocco moved to approve the Association to contract with Roofing Master for the 2017 roofing program to replace 2,443 squares of roof and 9,374 linear feet of gutters for a total cost of \$542,299.66. This expense will be charged to account# 3270 – Capital Replacement/ Roofs. S. Nordell seconded. All in favor. Motion carried.

S. Nordell moved to approve the Association to paint the siding, in-house for condos 85 and 86 at a total cost of \$32,935.04. This expense will be charged to account# 3000 – Deferred Maintenance/ Siding Painting. S. Kaufman seconded. A resident questioned the use of the

deferred maintenance account and another commented that the locations of the siding painting be provided not by condos but rather by street address. All in favor. Motion carried.

C. Lupo moved to memorialize the payment to Roofing Master for the replacement of the Encore roof for a total cost of \$51,860.00. The funds to meet this expense were provided by account# 3230 – Capital Replacement/ Common Buildings. S. Nordell seconded. All in favor. Motion carried.

T. Hardman gave a report for the Architectural Division.

S. Zitelli gave a report for Resident Services.

M.L. Doner gave a report for the Finance Division.

J. Langreich gave a report for the Administration Division.

J. Schultz gave his Community Managers report reminding residents to get their photo identification badges at the Association office, if they do not already have one. Also, to get a permit for the five foot areas since it is coming into the Spring season. He also reminded residents to fill out the Age Verification form.

M. Lighthipe gave a report for the Recreation Department.

UNFINISHED BUSINESS

1. J. Schultz reported that the Association is in negotiations with Verizon for a contract with Bulk television.
2. J. Schultz reported that five quotes for the repairs with an option to replace the decking and railing with composite material for the Willow Gazebo and Pier have been received and the Board will be reviewing these.
3. J. Schultz gave a presentation updating residents on the Town Hall meeting that was held on November 30, 2016.

NEW BUSINESS

1. Revised Specification 3_6 "Replace Front or Rear Doors" was presented to the residents and will be voted on by the Board at the May 3, 2017 open Board meeting.

Audience comments will be considered in combination with all communication received from residents. Issues of the village with significance will be put on the agenda for future Board of Trustee meetings.

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There being no further business, the Board meeting adjourned at 3:40p.m.

Samantha Bowker

Samantha Bowker
Administrative Assistant

Elaine Baumeister

Elaine Baumeister
Board Secretary

Approved: May 3, 2017