

The meeting was called to order at 1:00 PM by Board President, Louis Maiocco.

PRESENT: Trustees: Board President - Louis Maiocco, Vice President – Fay Weinstein, Treasurer - Al DAMato, Secretary - Joyce Carmody, Trustee - Eugene Murphy, Trustee - Thomas Hardman and Trustee - Wayne Steinman.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

The Recreation report was given by the Recreation Director, M. Lighthipe.

ITEMS VOTED ON: *(continued in New Business)*

J. Carmody moved to waive the reading of the minutes. W. Steinman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

J. Carmody moved to approve the April 7, 2021 minutes. E. Murphy seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

W. Steinman moved to the insurance program with Mitchell Insurance Services for 2021-2022 in the amount of \$1,265,352.38 which compares to \$1,184,670.45 expiring, an increase of \$80,681.93, with all terms and conditions renewing as per expiring, to accept the rate level agreement for a two-year period at no cost and to purchase 20 million in property limits at a cost of \$35,400.00. These expenses will be charged to GL#8100 - Insurance Expense. J. Carmody seconded. There was no discussion and a vote was taken.

W. Steinman – Yes  
T. Hardman – Yes  
F. Weinstein – No  
E. Murphy – Yes  
J. Carmody – Yes  
A. DAMato – No  
L. Maiocco – Yes

Motion carried.

A.DAMato moved to approve the installation of two ADA bathrooms at the Willow Hall pool by converting the building formerly used by Hotwire Communications, for a cost not to exceed \$29,000.00. The funds to meet this expense will be provided by account # 3230 - Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

T. Hardman moved to contract with It's All Good Construction for the 2021 roofing project for a total cost of \$688,538.50. This expense will be provided by account #3270 - Capital Replacement/Roofs. J. Carmody seconded. Question from Trustee regarding added expenses.

J. Carmody – Yes  
A.DAmato – No  
W. Steinman – Yes  
T. Hardman – Yes  
F. Weinstein – Yes  
E. Murphy – Yes  
L. Maiocco – Yes

Motion carried.

F. Weinstein moved to contract with All County Exteriors to purchase and install vinyl cedar shakes and windows for Willow Hall at a cost of \$70,000.20 along with in-house costs of \$6,200.00 for a total project cost of \$76,200.20. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. W. Steinman seconded. Discussion ensued clarifying the cost difference for this project which was previously mentioned at the last open Board meeting. A vote was taken and all were in favor. Motion carried.

E. Murphy moved to contract with ATI A Trubuilders, Inc. for the Club Encore Greenery Room Renovation at a cost not to exceed \$110,000.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. A.DAmato seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

A.DAmato moved to contract with ATI A Trubuilders, Inc. for the Club Encore flooring at a cost of \$39,111.84. The funds to meet this expense will be provided by account # 3230 - Capital Replacement/Common Buildings. E. Murphy seconded. It was explained how costs were able to remain low for this project. A vote was taken and all were in favor. Motion carried.

T. Hardman moved to approve revisions for Specification 2\_9, "Installation of New Construction Windows for Encore Models". E. Murphy seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

T. Hardman moved to approve revisions for Specification 1\_1, "Landscaping in the Five-Foot Area by Resident". J. Carmody seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

E. Murphy moved to approve revisions for Policy regarding "Vehicle Use and Vehicle Parking". T. Hardman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

W. Steinman moved to approve Policy Resolution regarding "Board Member Conduct and Confidentiality". T. Hardman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

There were no Committee reports.



COMMUNITY MANAGER'S REPORT:

The Attorneys are still working out the fine details of the contract for the remote entry system for the Colonial gate. The Fitness Center is well underway and the electrical work is near completion.

J. Snyder stated that the Board of Trustees adopted a change to the Azek project that if a unit has wood cedar shakes, maintenance is now replacing those wood shakes with vinyl shakes while performing the Azek project. Due to this change to the original Azek project, maintenance will need to go back to 70 completed Azek units with wood cedar shakes and replace those shakes with vinyl shakes. The following are the costs:

Vendor	Price per Sp.	# of Sqs.	Total
It's All Good Construction	\$837.50	68	\$56,950.00
All County Exteriors	\$850.00	68	\$57,800.00
ATI	Did not bid		

Management is recommending to contract with It's All Good Construction to install 68 squares of vinyl impression shakes on 70 units for a cost of \$56,950.00, with funding to be provided by available PPP funds. The Board will vote on this at the next open Board meeting on May 5, 2021.

As previously stated in the Manager's Corner of the March LVW magazine and open Board meetings, the Association must verify the members' ages every two years to keep the exempt status as per the Housing for Older Persons Act (or known as HOPA). This year, the Association is asking that the residents furnish documentation such as a driver's license, birth certificate, etc. to provide proof of age and a copy of the declaration page of the Homeowner's HO6 policy. If there is a tenant in the unit, an HO4 declaration page of the policy is also required. This was part of the Resolution that was recently enacted by the Board that requires the residents to have an HO6 insurance policy on their unit and that the Association collect this data for the file. The Association is also asking that Residents update their information regarding Pets and provide a copy of the vaccination certificate annually. LVW Clubs are not permitted to post outside events on LVW property.

During the 2020 roofing season there was, as there is every year, a need for the repair or replacement of roofing substrate on some units that were being roofed. These unforeseen expenses are part of the roofing process, however, were not part of the approved 2020 roofing's \$537,248.25 expense voted on April 1, 2020. Moving forward we have made a forecasted estimate of these unforeseen expenses and have made them part of the 2021 approved roofing project. At this time, Management is requesting that the Board approve the additional substrate expenses of \$23,181.90 which was paid as part of the 2020 roofing project. This expense was provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on May 5, 2021. As part of each year's roofing project there becomes a need to replace faulty skylights. A total of 18 skylights on nine units were replaced during this roofing process that now require post funding approval. In most cases the need for the replacement of these skylights cannot be determined until such time as the roof is being replaced. In order for a skylight to be replaced, it must first be inspected and approved by LVWA Management. Management is requesting that the Board approve the expense of \$15,775.00 for the replacement of 18 skylights. This expense will be provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on May 5, 2021. Part of the approved Azek project is the replacement of the unit's gutter system with new 6" gutters and leaders. This year, 50 units with Azek and gutters were completed. These gutter replacements now require post funding approval. The average cost for gutters per Azek unit is \$661.00. At this time, Management is requesting that the Board approves the expense for the gutter replacements of the (50) 2020 Azek units completed for a cost of \$33,050.00. This expense will be provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on May 5, 2021.

UNFINISHED BUSINESS:

1. The Village will be opening the following amenities; Willow Golf Course, Tennis Courts, Pickleball Courts and the Farm on Monday May 3, 2021. The pools will open on May 28, 2021. The dog park will open, but the date will be announced. Reservations, signed waivers, and proof of vaccination will be required to use these amenities when opened. Waivers are available on LVWCreeper.com, the Association office, and Willow Hall. Failure to follow the guidelines set for the amenities will result in a fine of \$50.00, suspension of access card, suspension of transponder, or permit closure of amenity. No guests will be permitted to use the open amenities at this time.
2. Verizon has not provided a timeframe to remove the remaining pedestals in the Village. There has also been no resolution for the Rewards program. The Association Attorney will send a letter to Verizon with a deadline to respond.
3. Management is still working on the costs for the Encore Auditorium (flooring, doors, acoustic panels).

NEW BUSINESS:

1. The 2021 Swimming Pool Rules were presented and reviewed. There was brief discussion clarifying the presented rules for gaining access and the timeframes to use the pools. *W. Steinman moved to approve the 2021 Swimming Pool Rules. T. Hardman seconded.*

*F. Weinstein – Yes  
E. Murphy – Yes  
J. Carmody – Yes  
A.DAmato – No  
W. Steinman – Yes  
T. Hardman – Yes  
L. Maiocco – Yes*

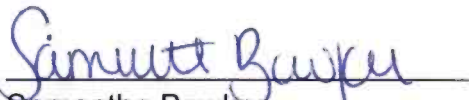
*Motion carried.*

J. Carmody asked that residents comply with the use of amenities in which they were designed for.

A.DAmato reminded residents that the dog park will open after it is spruced up and the date of the opening will be announced when completed.

The next open Board meeting is scheduled for Wednesday, May 5, 2021 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 1:56 PM.



Samantha Bowker  
Administrative Assistant



Joyce Carmody  
Board Secretary

Approved: May 5, 2021