

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

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

Pledge of Allegiance

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

E. Baumeister moved to approve the February 1, 2017, February 15, 2017, March 1, 2017 and March 15, 2017 minutes. S. Nordell seconded. All in favor. Motion carried.

L. Maiocco moved to authorize the Association to refurbish the current footprint of the Willow patio to include concrete and restoration, two 32" electric grills, an Electrician, lighting, permits and miscellaneous items for a total cost of \$30,978.00. This expense will be charged to account# 3230 – Capital Replacement Fund/ Common Buildings.

C. Lupo seconded. All in favor. Motion carried.

C. Lupo moved to authorize the Association to contract with First Choice Heating and Air Conditioning to install two new Lennox Standard Efficiency Rooftop package units model# KGA***S4BH*** at Willow Hall for a total cost of \$27,658.00. This expense will be charged to account# 3230 – Capital Replacement Fund/ Common Buildings.

S. Nordell seconded. All in favor. Motion carried.

S. Kaufman moved to secure the quote from Mitchell Insurance Services for 2017-2018 in the amount of \$1,108,318.43 which compares to \$1,056,866.74 expiring, an increase of \$51,451.69, in accordance with our rate level agreement and an increase of property limits from \$351 million to \$368 million. This expense will be charged to account# 8100 – Insurance Expense. C. Lupo seconded. All in favor. Motion carried.

S. Nordell moved to fill the open Trustee position on the Board. S. Kaufman seconded. All in favor. Motion carried.

R. Steenweg stated that Shirley Anthony, Al Damato and Sal Tozzi submitted resumes for the open position on the Board.

Sal Tozzi was appointed to the Board.

COMMUNITY MANAGER REPORT

J. Schultz mentioned that Hotwire Communications has removed the Guide Channel and replaced it with the Hallmark movie and mystery channel. He will notify Hotwire that this is unacceptable for the Association.

He also mentioned that the engineer has reported some ideas to replace the HVAC units at Club Encore. This will be discussed at future Board meetings.

J. Schultz reported that the Architectural Division has submitted revisions to Specifications 3_6 and 4_3 for approval by the Board of Trustees. The Board will present this at the April 19, 2017 open Board meeting.

J. Schultz asked the Board to contract with Sparkling Pools to dye and pressure test and then re-surface the Encore spa for a total cost of \$5,450.00. This expense will be charged to account# 3230 – Capital Replacement/ Common Buildings. The Board will vote on this at the April 19, 2017 open Board meeting.

J. Schultz asked the Board to contract with Roofing Master's 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. The Board will vote on this at the April 19, 2017 open Board meeting.

J. Schultz asked the Board to approve to paint the siding in condos 85 and 86, in-house for a total cost of \$32,935.04. This expense will be charged to account# 3000 – Deferred Maintenance/Siding Painting. The Board will vote on this at the April 19, 2017 open Board meeting.

M. Lighthipe gave a report for the Recreation department.

UNFINISHED BUSINESS

1. There is no new update on Hotwire Communications. The Board is pursuing Verizon.
2. An RFP has been sent out regarding the repairs that need to be made to the Willow Gazebo/Pier.

NEW BUSINESS

1. The 2017 swimming pool rules were presented. The Board will vote on this at the April 19, 2017 open Board meeting.

L. Maiocco gave a statement explaining his view for the decision of the re-organization of officers with the Board.

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.

There being no further business, the Board meeting adjourned at 3:30p.m.



Samantha Bowker
Administrative Assistant



Elaine Baumeister
Board Secretary

Approved: April 19, 2017