

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

AUGUST 2, 2017
WILLOW HALL

Present were Russ Steenweg, Susan Nordell, Elaine Baumeister, Louis Maiocco, Sandra Kaufman, Shirley Anthony and Charles Lupo. 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

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

E. Baumeister moved to approve the July 19, 2017 minutes. S. Nordell seconded. All in favor. Motion carried.

S. Anthony moved to adopt the Operating Budget, Reserve Funding and Maintenance Fee Schedule for FYE September 30, 2018, as presented at the open meeting on July 26, 2017. C. Lupo seconded. All in favor. Motion carried.

J. Schultz, Community Manager reported that the Finance Division is reviewing all the costs presented by management regarding the Club Encore kitchen renovation. He also reported that an engineer is modifying his proposal to rebuild the HVAC units in place and still use a chiller at Club Encore for cost savings; the Architectural Division will review this proposal when submitted by the engineer. He also reported that the Finance Division has recommended to the Board of Trustees the immediate replacement of the 24 electrical panels listed in poor condition from the engineer study; an RFP was created and sent out to 38 electrical contractors and 11 bids were received. He is recommending hiring Curry Electric to replace 24 electrical panels at a cost of \$17,400.00. This expense will be charged to account# 3295 – Exterior Restoration and Unit Infrastructure. He mentioned that the Solar for the Maintenance Buildings is functioning and the Association will be able to sell the SREC's at the end of August. He also mentioned that Manchester Township approved the land use variance for food services, a gym, a salon and dog grooming regarding the vacant professional offices; the Board is currently looking to rent one of the spaces as a beauty salon. He stated that the Board is looking at replacing the Willow pool and whether this will be a capital improvement; the Board will be send this to the Finance Division for their review. He reminded all residents to follow the LVW Pet Policy. He also reminded residents that Mayor Kenneth Palmer will be attending the open Board meeting on August 16, 2017.

M. Lighthipe gave a report for the Recreation Department.

UNFINISHED BUSINESS

1. J. Schultz reported about the replacement of electrical panels in his Community Manager Report.
2. J. Schultz explained the proposed Bylaws and Master Deed amendment regarding Capital Expenditures.

There was no new business.

There being no further business, the business portion of the Board meeting adjourned at 1:23p.m.

An audience comments period followed with residents raising questions and concerns or seeking clarification about a variety of issues. This 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.

The meeting ended at approximately 2:04p.m.

The next Board of Trustee meeting is scheduled for Wednesday, August 16, 2017 at 1:00PM in Willow Hall.



Samantha Bowker
Administrative Assistant



Elaine Baumeister
Board Secretary

Approved: August 16, 2017