

The meeting was called to order at 1:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

**PRESENT:** Trustees: Present were Board President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Trustee - Wayne Steinman, Trustee – Michael Blank and Trustee - Fay Weinstein.

Management Staff: Present were Community Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe.

**ABSENT:** Trustee: Board Secretary - Thomas Hardman.

**ITEMS VOTED ON:** *(continued in Community Manager's Report and New Business)*

J. Carmody moved to waive the reading of the minutes. M. Blank seconded. All present were in favor. Motion carried.

J. Carmody moved to approve the July 5, 2023 minutes. F. Weinstein seconded. There were questions and comments from the audience and a vote was called. All present were in favor. Motion carried.

E. Murphy moved to adopt the Operating Budget, Reserve Funding, and Maintenance Fee Schedule for FYE 9/30/24, as presented at the open meeting on July 26, 2023. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

E. Murphy moved to approve the Resolution regarding Flags and Banners. M. Blank seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve the revisions to the amended Policy Resolution regarding the Administrative Transfer Fee for Owners of LVW. F. Weinstein seconded. There was a suggestion from the audience to amend the policy to state, "unless listed as an exception under the Bylaws." W. Steinman moved to accept this amendment to the Policy Resolution regarding the Administrative Transfer Fee for Owners of LVW. J. Carmody seconded. There was no further discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to table motion #6 on the agenda. F. Weinstein seconded. A vote was called and all present were in favor. Motion carried.

W. Steinman moved to allow no more than three election signs installed per unit for the 2023 Trustee election. E. Murphy seconded. There were questions and comments from the audience. A vote was called.

M. Blank – Yes  
W. Steinman – Yes  
F. Weinstein – Yes  
T. Hardman – Absent  
E. Murphy – Yes  
J. Carmody – No  
C. Lupo – Yes

Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

B. Owens, Chairperson, gave a report for the Architectural Committee.

M. Morizio, Chairperson, gave a report for the Community Services Committee.  
(There were questions and comments from the audience regarding the Dance Club).

C. Corvo, Chairperson, gave a report for the Finance Committee.

M R. McCarthy, Chairperson, gave a report for the Administration Committee.

M L. Doner, Chairperson gave a report for the Election Committee.

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

The commercial refrigerator and freezer in the Willow Kitchen are over 17 years old and due for replacement. The freezer no longer will maintain a cold enough temperature. Recently replaced were the refrigerator and freezer in the Encore kitchen and would like to replace the units in the Willow kitchen with the same make and models as the Encore kitchen units. The following bids were received;

Equipment/Vendor	Brand/Model	Price
Johnson Restaurant Equipment	Atosa MBF8005GR Refrigerator Atosa MBF9007GRL Freezer	\$6,330.33
Tiger Chef	Atosa MBF8005GR Refrigerator Atosa MBF9007GRL Freezer	\$6,330.33
Culinary Depot	Atosa MBF8005GR Refrigerator Atosa MBF9007GRL Freezer	\$6,330.33

Management is recommending the above equipment from Johnson's Restaurant Equipment Inc. for \$6,330.33. Johnson's Restaurant Equipment will deliver and set-up the new units and remove the old units for an additional \$150.00. The total with tax and installation and removal of old units will be \$6,480.33. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. F. Weinstein moved to approve the purchase of the Atosa MBF8005GR Refrigerator and Atosa MBF9007GRL Freezer from Johnson's Restaurant Equipment for \$6,330.33 and approve an additional \$150.00 for set-up of the new units and removal of the old units. The total cost with tax and installation is \$6,480.33. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. E. Murphy seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

Management has been informed that the reconstruction of the Colonial Drive Bridge will begin on or about August 14th. The process should take approximately three weeks. Colonial Drive will be closed from Route 37 to Route 70 for through traffic. The Colonial Gate will remain open, however, only with access to and from Route 70.

Management will be evaluating the job performance from the pool company since there have been so many reported incidents. Residents are asked to follow the pool rules.

Residents should use the smoking designated areas that are now marked.

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

AUGUST 2, 2023  
WILLOW HALL AUDITORIUM

It is suggested that August is "Be Kind" month. Residents are reminded to be friendly and kind to their fellow residents.

Manchester High School students and LVW Staff will be assisting in a Frontsteps help session along with any device a resident may need help with on Tuesday, August 15<sup>th</sup>.

The Hot Tub at Club Encore will be closed the rest of the season due to a major leak.

A new gutter cleaning process has taken place and will continue.

Management is working on better ways for communication regarding maintenance requests.

There was no unfinished business.

NEW BUSINESS:

*E. Murphy moved to approve the transfer for all available funds from account #3100 – Capital Improvement to account #3292 – Capital Replacement/Cedar Shakes. J. Carmody seconded. An explanation was provided regarding the reason for the transfer and there were questions from the audience. A vote was called and all present were in favor. Motion carried.*

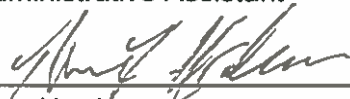
C. Lupo thanked the outgoing Trustees for volunteering their time to the Village.

The Annual Meeting of Members will be held on Thursday, August 31, 2023 at 1:00 PM in the Auditorium at Willow Hall. The next open Board meeting will be held on Wednesday, September 6, 2023 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:50 PM.

  
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Samantha Bowker

Administrative Assistant

  
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Tom Hardman

Board Secretary

Approved: September 6, 2023