

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.

L. Maiocco stated that all amenities will remain closed until further notice. Anyone wishing to participate in the audience comments after the business portion of this meeting, can do so by calling 929-205-6099 and enter I.D number 81904479896.

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

J. Carmody moved to waive the reading of the minutes. T. Hardman seconded. A vote was called and all were in favor. Motion carried.

J. Carmody moved to approve the November 4, 2020 minutes. W. Steinman seconded. A vote was called and all were in favor. Motion carried.

A.DAmato moved to approve the transfer of forgiven funds from the small Business Administration Paycheck Protection Program in the amount of \$483,011.10 from the Operating Fund to the Emergency Reserve Fund. E. Murphy seconded. M. O'Connor provided an explanation regarding how the Board arrived at that amount. A vote was called and all were in favor. Motion carried.

PRESENTATION OF REPORTS:

L. Maiocco announced that the Board approved Eileen McCarthy as a member of the Welcome Committee and Roberta Klotz as a member of the Administration Committee.

COMMITTEE REPORTS:

E. Traeger, Chairperson gave a report for the Architectural Committee.

E. Berardis, Chairperson gave a report for the Community Services Committee.

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

J. Langreich, Chairperson gave a report for the Administration Committee.

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

COMMUNITY MANAGER REPORT:

J. Snyder reminded residents to disconnect their water hoses outside. If a resident needs assistance, they can reach out to the Maintenance Department. The leaf pick-up continues in the Village and the schedule is posted on lwccreeper.com. The preliminary drawings from the Architect for the Encore Greenery project was presented. This is still being worked on and further information will be provided at future Board meetings. A report from the small Ad-Hoc Committee made up of Trustees; E. Murphy,

A.DAmato, T. Hardman and Staff; J. Schultz and J. Snyder to inspect the Encore pool pergola was given. It has been determined that it is in need of some repair along with professional refinishing consisting of scarping, stripping in some areas, priming and repainting. The cost from an outside contractor to refurbish this pergola along with the pool house building would be \$6,404.62. This may be something that could be done in-house if the Board wishes to move in that direction. While at the Encore pool, the Ad-Hoc Committee addressed the need for a further shaded area and an estimate was obtained for 40' x 30' shade structure at a cost of \$14,435.41. It was determined that with this additional shade there will no longer be a need for the awning on the back of the pergola. The Board is still looking at this and further information will be provided at future Board meetings. The Recreation Halls are currently being painted. A proposal from Design Alternatives will be brought to the Board for their review regarding the updating of the floor, walls and curtain for the auditorium at Club Encore. The Board will allow gratuities to be dropped off in the black mailbox outside the Association office. Only checks will be accepted. They should be made out to LVWA and in the memo section of the check state that it is for "Gratuities". To keep everyone safe during the pandemic and with COVID-19 on the rise again, the Maintenance Department will be reducing in-home service to emergencies only. Visits to the Association office should be limited, please call before coming to the Association office. J. Schultz spoke about another scam that seeks out elderly persons. The new Verizon rate sheet can be found on lvwcreeper.com. J. Snyder stated that in April of 2018, the Board of Trustees adopted a new policy to replace all gutters with new 6" gutters while doing the Azek project on the unit. Prior to that policy being adopted they had already completed 83 units which did not receive the new gutters. It has been suggested that they go back to the 83 units and replace the gutters with the new 6" gutters. The costs associated with this replacement is:

Number of Units	Linear Feet needed	Cost per foot	Total
83	14,722	\$3.75	\$55,207.50

It is the recommendation of Management to contract with the current roofing and gutter contractor, Its All Good Construction to replace 14,722 linear foot of gutters and leaders at a cost of \$55,207.50. This expense will be provided by account #3270-Capital Replacements/Roofs. The Board will vote on this at the next open Board meeting on January 6, 2021.

J. Snyder stated that it has become increasingly difficult to secure an outside contractor to assist when needed with the snow removal operation. This year they have been told that the outside contractor for the past several years will no longer be able to provide the additional loaders needed to perform the driveway snow removal operation. After several discussions and with the Board's guidance, it has been determined to rent one loader and add an additional loader to the fleet. Management looked into loaders that could not only be utilized for snow removal but also assist in the daily operations and specialty needs. Management is recommending an Articulating Avant 600 Series loader which has many attachments that would be utilized for driveway and sidewalk snow removal, sidewalk cleaning and power washing, trenching and edging, etc. The Articulating Bobcat L28 is a mini loader, however, it does not have all the attachments that could be added in the future or the horsepower needed to accomplish the required tasks. The Bobcat 564 quoted is similar to the loader that will be rented for three winter months to assist with snow removal. The following are bids received:

Loader Vendor	Type Loader	Total w/2 Buckets	Engine HP	Snow Blower Option	Total
Ace Outdoor Power 3	Avant 600	\$53,552.42	37.5	\$6,930.63	\$60,483.05
Woods Machinery	Bobcat L28	\$44,131.18	24.8	\$5,532.24	\$49,663.42
Woods Machinery	Bobcat S64	\$54,362.56	68	N/A	\$54,362.56

E. Murphy moved to approve the purchase of the Avant 600 Series loader along with the two buckets from Ace Outdoor Power 3 for a cost of \$53,552.42 and to add the option of a snowblower attachment

for a cost of 6,930.63. The total cost is \$60,483.05. This expense will be provided by account #3151 Equipment Additions. This account currently has \$61,999.40. J. Carmody seconded. A vote was called and all were in favor. Motion carried.

UNFINISHED BUSINESS:

1. The Bylaws amendments regarding Quorum was presented again as attached to the Agenda. It was stated that it was also published in the December LVW magazine.
2. The revisions for the Policy regarding Resident I.D and Facility Access was presented as attached to the Agenda. The Board will vote on this at the next open Board meeting on January 6, 2021.
3. The re-location for the Gym was discussed and a PowerPoint presentation was given for the relocation to Willow Hall.

NEW BUSINESS:

1. The Election Committee has been exploring Ballot Adjudication Software, similar to what M.K. Election Service used to tabulate the last Trustee Election. Their research focused on two companies Gravic, Inc., Remark Products Group, and Hart Interactive. Gravic, Inc., Remark Products Group, and their Remark Office OMR software, was patently the winning proposal as the most cost-effective solution for our elections. Hart Interactive solution was forged on a much grander scale, proving to be excessive for our relatively small community. The Committee would like the Board to approve this software now, to be ready for next year's elections after having the necessary training in place well in advance. Therefore they propose the Board purchases the Remark Office OMR software from Gravic, Inc., Remark Products Group, for the total cost of \$ 1,695.00, which includes maintenance and technical support for one year. This also includes the additional quote for a two-hour, one-on-one, train-the-trainer session with up to three attendees. This purchase will be funded by account number 8315 Licenses/Dues/Education of the Operating Fund. The Board will approve this at the next open Board meeting on January 6, 2021.
2. Revision for Specification 1_7, Specification for Replacement Patio was presented as attached to the Agenda. It was suggested not to allow poured concrete. These revisions will be made and the Board will vote on this at the next open Board meeting on January 6, 2021.
3. Revisions for Specification 1_8, Specification for Installation or Replacement of Patios in Condos 1-22" was presented. It was suggested that the additional specification be added as follows: New provision to add patios in the front of units. Patios that face major roadways such as Buckingham, Sterling, Edinburgh, and Cambridge must include a fence as specified by the Association. All costs for the patio and fence will be at the owner's expense. Eton, Greenbriar, and all other installations that do not face a major roadway are exempt from the fence requirement. The Board will vote on this at the next open Board meeting on January 6, 2021.
4. Revision for the Policy regarding Governing Clubs and Groups was presented and discussed as attached to the Agenda. It was suggested that the following be revised: "The provision must include that fifty percent (50%) of the distribution be appropriated back to the Recreation Department. (Not the Association) and that National Organizations are exempt. The Board will vote on this at the next open Board meeting on January 6, 2021.

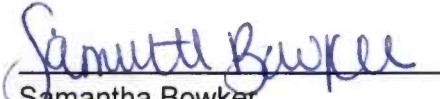
A.DAmato moved to approve reference number 2020-08, a written request seeking permission to rent above the 8 percent cap. E. Murphy seconded. A vote was called and all were in favor. Motion carried.

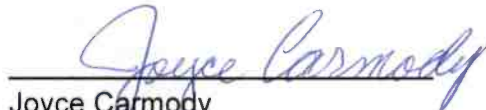
LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

DECEMBER 2, 2020
ZOOM CONFERENCE

The next open Board meeting is scheduled for Wednesday, January 6, 2021 at 7:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 2:26 PM.


Samantha Bowker
Administrative Assistant


Joyce Carmody
Board Secretary

Approved: JANUARY 6, 2021