

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

DECEMBER 6, 2017  
WILLOW HALL

Present were Elaine Baumeister, Sal Tozzi, Charles Lupo, Sara Falk-Zitelli, Sandra Kaufman, Louis Maiocco and Fay Weinstein. Also present were Community Manager – Joseph Schultz, Service Manager – Jim Synder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

This meeting commenced at approximately 1:00p.m with the Pledge of Allegiance.

Steve Lardiere and Jamie Dauria from Pinnacle Federal Credit Union were present to dispel any rumors that they were leaving the Village. They also mentioned services that they provide and that they are looking into providing a full service ATM.

Arlene Osorio was also present to speak about the opening of "The Village Salon West" and services that will be provided.

ITEMS VOTED ON:

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

S. Falk-Zitelli moved to approve the November 15, 2017 minutes. S. Kaufman seconded. All in favor. Motion carried.

E. Baumeister announced that the Board affirmed Marlene Devaney, Mary Louise Doner, Meg Kavazanjian, Roberta Klotz, Rosemary Moran, Mae Novy, Sandy Olsen, Phyllis Schwartz, Carolyn Thompson and Ruth Wiggins to the Election Committee.

COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager reported that the Association will make all necessary repairs to the Willow pool including a new heater for the 2018 pool season and will look into replacing the pool for the 2019 pool season. He mentioned that M. Lighthipe is looking into alternatives to replace the carpet in the lobby at Willow Hall; this will be presented at a later date to the Board. He also mentioned the radar speed sign that the Administration Division requested on loan from the Manchester Police Department is on Buckingham Drive. He notified residents of a Safety Alert from "Kidde" which has recalled the small (non- rechargeable) fire extinguishers with a plastic handle that many people have in their kitchen. If residents have any of these in their household they can call Kidde at 855-271-0773. He also asked residents to update their information including their next of kin at the Association office.

J. Snyder presented a bid to place a roof on the original Club Encore entrance structure to the pool. The Board was previously presented with options to either eliminate the structure, place a pergola or regular roof on it. He recommended that the Board remove the structure entirely. He is requesting the memorialization of one pump and motor purchased from Ferguson Enterprises, Inc. on June 22, 2017 for a cost of \$1,554.98 along with approving the purchase of three pumps and motors also from Ferguson Enterprises, Inc. for a cost of \$4945.99 for a total cost of \$6,500.97. This expense will be charged to account #3260 – Capital Replacement Fund

– Irrigation/ Well Motors. This will be voted on at the next open Board meeting on December 20, 2017. He mentioned that there will be one more leaf pick-up throughout the Village before the winter season.

M. Lighthipe gave a report for the Recreation Department.

#### UNFINISHED BUSINESS

1. S. Falk-Zitelli, Board Secretary notified residents that a special meeting will be held on February 21, 2018 at 1:00PM in Willow Hall Auditorium regarding the referendum for the Master Deed and Bylaws on Capital Expenditures. Members may wish to attend the meeting for any questions, vote change or cast a vote. This will be the last opportunity for unit owners who wish to revoke their voter-eligible tenant proxy. Co-Owners split ballots will be available at the Association office upon request. A final call for votes will be held at 1:30PM and a final count will be reported.

E. Baumeister, Board President stated that the Advisory Council along with the Divisions, Committees and staff are working on the Charters and standard procedures for the Divisions and Committees. The Board will review this when it is completed by the Divisions and Committees and will then be presented to the residents.

J. Schultz mentioned that there was a misprint in the LVW Magazine and stated that the Association is open on Friday, December 22, 2017.

There being no further business, the business portion of the Board meeting adjourned at 2:00p.m.

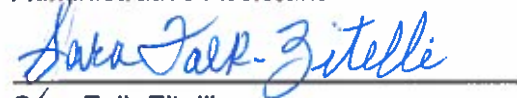
An audience comments period followed with residents raising questions and concerns or seeking clarification about a variety of issues. This will be considered in combination with all communication received from residents. Issues of the village with significance will be put on the agenda for future Board of Trustee meetings.

The meeting ended at approximately 2:07p.m.

The next Board of Trustee meeting is scheduled for Wednesday, December 20 at 7:00p.m in Willow Hall.



Samantha Bowker  
Administrative Assistant



Sara Falk-Zitelli  
Board Secretary

Approved: December 20, 2017