

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

FEBRUARY 21, 2018
WILLOW HALL

Present were E. Baumeister, C. Lupo, S. Kaufman, S. Tozzi, L. Maiocco and F. Weinstein. Also present were Community Manager – J. Schultz, Service Manager – J. Snyder and Accounting Administrator - M. O'Connor. Mary Lighthipe was absent. Sara Falk-Zitelli was absent.

This meeting commenced at approximately 7:00 p.m. with the Pledge of Allegiance.

An appearance by US Securities was made to review safety tips, give a review of the 2017 metrics, and report that the planning of the next shredding event is in process.

ITEMS VOTED ON:

1. S.Kaufman moved to waive the reading of the minutes. C. Lupo seconded. All present were in favor. S. Falk-Zitelli was absent. Motion carried.
2. L. Maiocco moved to approve the February 7, 2018 minutes. S. Kaufman seconded. All present were in favor. S. Falk-Zitelli was absent. Motion carried.
3. C. Lupo moved to purchase 8 PLT/LED-1027 300 watt area lights for the Willow shuffleboard courts from 1000 Bulbs for \$3,567.40 and to contract with Curry Electrical Contractors, LLC, to install new wiring for \$2,007.67, for a total cost of \$5,575.07. This expense will be charged to GL #3230-Capital Replacement Fund-Common Buildings. The unaudited balance for account #3230-Capital Replacement Fund-Common Buildings as of January 31, 2018 is \$1,261,378.66. S. Tozzi seconded. All present were in favor. S. Falk-Zitelli was absent. Motion carried.
4. S. Tozzi moved to purchase tiles and supplies to replace the carpet in Willow Hall lobby from Ideal Tile for a cost of \$1,979.19, and to contract with Bill Dempsey for installation for a cost of \$614.53, for a total cost of \$2,593.72. This expense will be charged to GL #3230-Capital Replacement Fund-Common Buildings. The unaudited balance for account #3230-Capital Replacement Fund-Common Buildings as of January 31, 2018 is \$1,261,378.66. S. Kaufman seconded. All present were in favor. S. Falk-Zitelli was absent. Motion carried.

DIVISION REPORTS

T. Hardman gave a report for the Architectural Division.

M. L. Doner gave a report for the Finance Division.

B. Craft gave a report for Resident Services.

J. Langreich gave a report for the Administration Division.

Joe Schultz gave a report for the Recreation Department.

COMMUNITY MANAGERS REPORT

J. Snyder, Service Manager, requested approval to replace the Willow pool heater, Raypak-Raytherm P824 Commercial Pool Heater from Pool Supply Unlimited at a cost of \$6,730.57. This expense will be charged to GL #3150-Property Fund - Replacements. This will be voted on at the next meeting.

J Snyder, Service Manager, requested approval to purchase a Hammerhead Resort 30 Cleaner Pool vacuum from Pool Supply Unlimited at a cost of \$2,010.19. This expense will be charged to GL #3150-Property Fund - Additions. This will be voted on at the next meeting.

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J. Snyder, Service Manager, requested approval for the in-house siding painting project to paint the siding of condos 87 & 88, 64 units, at a cost of \$54,514.48. This expense will be charged to GL #3000-Deferred Maintenance. This will be voted on at the next meeting.

J. Schultz, Community Manager, stated that if residents are going to be turning on the air conditioners, make sure to remove the cover from the outside unit first.

J. Snyder, Service Manager, stated that residents should check to make sure they don't have any leaks inside or outside the unit when they turn on their outside hoses.

J. Schultz, Community Manager, discussed the Association Insurance policy quote. It was decided by the Board to choose the 6% reduction in premium with a deductible of \$10,000, effective April 15, 2018. He recommended that all residents check their HO-6 Insurance coverage for coverage of the \$10,000 deductible.

UNFINISHED BUSINESS

1. Proposed Master Deed/Bylaws Amendment-Capital Expenditures- E. Baumeister addressed the referendum votes. 1606 votes came in, 1062 Yes votes/533 No votes. Not enough to carry. The referendum did not pass.
2. Specification 2_9 "Installation of New Construction Replacement Windows"- J. Schultz stated that the Architectural Division will submit new specifications for Board review.
3. Recreation Halls Controlled Entry- E. Baumeister removed this from the agenda.

NEW BUSINESS

BOARD REPORT

E. Baumeister extended compliments to the staff and the Election Committee for all their hard work on the referendum vote.

E. Baumeister gave an update that the Election Committee Chairperson, R. Klotz, has resigned from the position and that Carolyn Thompson will be the new Chairperson.

The business meeting was adjourned at 7:53 pm



Michele Schoenig, for Samantha Bowker, Administrative Assistant



Sara Falk-Zitelli
Board Secretary

Approved: March 7, 2018