

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

FEBRUARY 7, 2018  
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 Snyder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

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

Michael Polulak, Esq. of McGovern Legal Services, LLC was introduced to the residents.

ITEMS VOTED ON:

L. Maicco moved to waive the reading of the minutes. C. Lupo seconded. A vote was called and all were in favor. Motion carried.

S. Falk-Zitelli moved to approve the January 17, 2018 minutes. S. Kaufman seconded. A vote was called and all were in favor. Motion carried.

C. Lupo moved to accept the audited financial statements for FYE 9/30/17 as presented by the auditors. S. Tozzi seconded. A vote was called and all were in favor. Motion carried.

F. Weinstein moved to approve the policy resolution for excess income applied to the following year assessment. A vote was called and all were in favor. Motion carried.

S. Kaufman moved to memorialize the repair of the Huntington Drive storm drain pipe from Earle Residential-Commercial Construction LLC at a cost of \$5,000.00 with the funds from Account #3290, Capital Replacement Fund-Roads/Buckingham Bridge. S.Tozzi seconded. The unaudited balance for account #3290 as of 12/31/17 is \$1,541,941.56. A vote was called and all were in favor. Motion carried.

S. Tozzi moved to purchase a Gast R5325A-2 Regenair Regenerative Blower from FPP Outlet for a cost of \$1,216.19 for the Encore Spa. S. Kaufman Seconded. This expense will be charged to Account #3230-Capital Replacement-Common Buildings. The unaudited balance for account #3230 as of 12/31/17 is \$1,251,771.55. A vote was called and all were in favor. Motion carried.

S. Kaufman moved to take from the table the motion regarding revised Specification 2\_9, "Installation of New Construction Replacement Windows." The Architectural Divison is writing new specs and they should be ready for next month. E. Baumeister seconded the motion and moved to withdraw the original motion pending new specs from the Architectural Division. Motion carried.

COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager reported along with E. Baumeister that the Board would like to do a pilot program for Controlled Entry using Swipe Card Entry at the Encore Clubhouse only. The hours would be 4 pm-10 pm Monday through Friday. 4pm-11pm Tuesday (Encore Only) and 7am-10pm on Saturday and Sunday. The details have not been finalized at this time and more information will be presented as it becomes available.

J.Snyder, Service Manager, along with M. Lighthipe, reported that they would like to proceed with the carpet replacement for the Willow Hall lobby. The carpet will be removed by LVW staff. The recommendation is to purchase the tile and supplies from Ideal Tile at a cost of \$1,979.19. It is also the recommendation to hire Bill Dempsey to install the tile for a cost of \$614.53. The total project cost would be \$2,593.72 and would be charged to account #3230-Capital Replacement Common Buildings. This will be voted on at the Feb. 21, 2018 meeting.

J. Schultz reported that the lighting for the Shuffleboard court by Willow Hall was in need of repair. The poles are in good shape so only the fixtures need to be replaced with LED. It is our recommendation that we purchase 8 PLT-LED F 300 Watt area lights from 1000 Bulbs at a cost of \$3567.40 and contract with Curry Electric to install the wiring at a cost of \$2,007.67 for a total cost of \$5,575.07. This expense will be charged to account # 3230-Capital Replacement Common Buildings. This will be voted on at the Feb. 21, 2018 meeting.

J. Schultz stated that speeding in the village is a problem. L. Maiocco stated that people are passing on the double line and driving in excess of 60 MPH in a 25 MPH zone. He asked that everyone please be more cautious.

J. Schultz stated that US Security will be at the next night meeting on February 21, 2018.

J Schultz reported that the Union contract has been settled amicably.

M. Lighthipe gave a report for the Recreation Department.

#### UNFINISHED BUSINESS

1. Proposed Bylaws/Masterdeed Amendment-Capital Expenditures. E. Baumeister reported that there will be a meeting on February 21, 2018 at 1:00 pm to collect final votes and make changes if a voter would like to change their vote. If a vote can be announced at that time, it will be. If it is decided that a vote cannot be made at that time, it will be determined what is next.

#### NEW BUSINESS.

There being no further business, the business portion of the Board meeting adjourned at 1:47 pm.

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 2:25 pm.

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BOARD OF TRUSTEE MEETING

FEBRUARY 7, 2018  
WILLOW HALL

The next Board of Trustee meeting is scheduled for Wednesday, February 21, 2018 at 7:00p.m  
in Willow Hall.



Michele Schoenig for Samantha Bowker  
Administrative Assistant



Sara Falk-Zitelli  
Board Secretary

Approved: February 21, 2018