

The meeting was called to order at 1:05 PM by Board President, Charles Lupo.

PRESENT: Trustees: Present were President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Secretary - Thomas Hardman, Trustee - Louis Maiocco, Trustee - Fay Weinstein and Trustee - Al DAmato.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

ITEMS VOTED ON: (*Continued in Community Manager's Report*)

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

T. Hardman moved to approve the December 1, 2021 minutes. L. Maiocco seconded. A vote was called and all were in favor. Motion carried.

J. Carmody moved to contract with Johnson Baron for the Road Paving Project which consists of all roads and driveways in condos #1 through #5 along with condo #52, including the parking areas and three additional areas on Buckingham Drive for a cost of \$526,666.40. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. A. DAmato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

There was no report for the Community Services Committee.

There was no report for the Finance Committee

J. Snyder, Service Manager gave a brief report for the Administration Committee.

M. Lighthipe, Recreation Director gave a report for the Recreation Department.

COMMUNITY MANAGER'S REPORT: (J. Schultz and J. Snyder)

The Board of Trustees has agreed to place all Clubs, Groups and Activities on hiatus until the next open Board meeting in February due to the rise in Covid cases. The Recreation buildings will remain open for individual use. Masks are required while in the buildings. Mayor Robert Hudak will be attending the February open Board meeting which will be held via Zoom Video Conference. The Audit meeting scheduled for Wednesday, January 26, 2022, will also be held via Zoom Video Conference., Management presented the concept of the Cedar Shake Project during the presentation of the 2021 Budget. The Board approved the concept and agreed to initiate funding for the project. Management is

now seeking the Board's authorization to release the funds needed to begin the second year of the project. This will be voted on at the next open Board meeting on February 2, 2022. At the Board of Trustees meeting on December 1, 2021, the Board approved the replacement of a full funded loader from Jersey Rents for a total cost of \$85,246.68. Due to supply chain issues, Jersey Rents is still waiting to receive this piece of equipment and is unable to confirm a date of expected delivery. They originally informed Management of a December delivery. Doing our due diligence, we have stayed in contact with other loader dealers and have recently received a call back from our Case distributor stating that a client had defaulted on the purchase of a 2022 Case SV280B loader as part of a package deal with a 96" snow bucket and a Stump Ex attachment. This loader would also be able to run the current stump grinder. The total was \$89,000.00 plus tax. After some negotiation, we came to an agreement of \$85,246.68 which was the board approved amount for loader replacement. This piece of equipment is set for delivery the first week of January at their facility. At this time, we are informing the Board of Trustees that we have a need to switch vendors and loaders from Jersey Rents, ASV 2021 RT75 MS to a Groff Tractors Mid-Atlantic, LLC, Case 2022 SV280B loader package deal with a 96" snow bucket and a Stump Ex attachment. The new expense is \$85,245.68 and will be provided by account # 3150 - Equipment Replacement. *A. DAmato moved to rescind the December 1, 2021 Board of Trustees approval for the purchase of the ASV RT75MS Track Loader from Jersey Rents at a total cost of \$85,246.68, expense provided by account #3150 – Equipment Replacement. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried. A.DAmato moved to approve the purchase of Case 2022 SV280B Loader package deal with a 96" snow bucket and a Stump EX attachment from Groff Tractors Mid-Atlantic, LLC for a total cost of \$85,245.68. This expense will be provided by account #3150 – Equipment Replacement. J. Carmody seconded. There was no discussion and a vote was called. All were in favor. Motion carried.* Management has hired a company, Black Lagoon to control invasive plants around the three ponds. They will perform two treatments this Spring. The Paper Trailer that was previously located at Club Encore has now been moved to the Maintenance yard. This can be accessed during the business hours of 8:00 AM to 4:00 PM. With the anticipated snow arrival in the next few days, residents are reminded to move their vehicles to the overflow parking areas, if the vehicle cannot be parked in the garage. Residents are also reminded not to park in front of the commercial properties such as Pinnacle Federal Credit Union, Ridge Realty and the Village Salon West.

UNFINISHED BUSINESS:

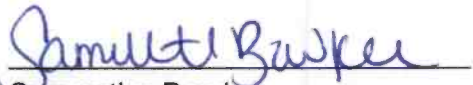
1. The Board of Trustees have agreed to table the Master Deed amendment regarding Capital Expenditures. This will be sent to the Advisory Council to discuss to see if this is achievable. They will also be reviewing a possible Bylaws revision for electronic voting in which the DCA currently permits as long as it is incorporated into the Community's Bylaws.

THERE WAS NO NEW BUSINESS.

Residents are reminded to wear their masks when entering the LVW buildings and are asked to wipe the Fitness equipment down before and after each use.

The Audit meeting will be held on January 26, 2022 at 7:00 PM via Zoom Video Conference. The next open Board meeting will be held on Wednesday, February 2, 2022 via Zoom Video Conference.

There being no further business, the Board meeting adjourned at approximately 1:37 PM.



Samantha Bowker

Administrative Assistant



Tom Hardman

Board Secretary

Approved: February 2, 2022