

The meeting was called to order at 1:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were Board President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Board Secretary - Thomas Hardman, Trustee - Wayne Steinman, Trustee - Michael Blank and Trustee - Fay Weinstein.

Management Staff: Present were Community Manager - Jim Snyder, Accounting Administrator - Michelle Lampard and Recreation Director - Mary Lighthipe. Also present was Michael Polulak from McGovern Legal Services.

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

T. Hardman moved to waive the reading of the minutes. W. Steinman seconded. All were in favor. Motion carried.

T. Hardman moved to approve the June 7, 2023 minutes. M. Blank seconded. There were questions from the audience and a vote was called. All were in favor. Motion carried.

J. Carmody moved to contract with IDentify/IOT to provide all hardware installation and software for a new gate reader system for the Route 37, Colonial and Route 70 resident entry gates for a cost of \$13,911.36. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. W. Steinman seconded. There were questions from the audience and a vote was called. All were in favor. Motion carried.

M. Blank moved to approve the purchase of eight (8) colorado 1-quad zoom lighting fixtures with clamps and safety cables from Hayden Production Services for a total cost of \$6,433.75. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

J. Snyder presented a PowerPoint presentation regarding the Club Encore Patio Structure.

F. Weinstein moved to contract with Accent Group to construct the Encore patio structure for a cost of \$147,160.00, along with the approval to spend \$20,000.00 in extras for a total cost of \$167,160.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. There was a discussion from the Trustees and audience questions. A vote was called and all were in favor. Motion carried.

(T. Hardman left the meeting at 2:32 PM)

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

B. Owens, Chairperson, gave a report for the Architectural Committee.

M. Morizio, Chairperson, gave a report for the Community Services Committee.

C. Corvo, Chairperson, gave a report for the Finance Committee.

M R. McCarthy, Chairperson, gave a report for the Administration Committee.

M L. Doner, Chairperson gave a report (PPP) for the Election Committee.

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

It is time to move forward with replacing the second half of the "Star" electric carts fleet. The first half (6) that were ordered will arrive shortly. After recent negotiations with the supplier Vic Gerard, they agreed to hold the price on the unit price per cart that was given last year. In order to receive the carts in the timeliest manner, we would need to give Vic Gerard a purchase order number to start the process. Payment would not be necessary until delivery. As with the first half of the order, delivery is seven to twelve months out to receive the carts. Management is recommending to move forward with the planned purchase of the second half of the fleet (seven electric carts) for a total cost of \$194,066.04. This expense will be provided by account #3150 – Equipment Replacement. *F. Weinstein moved to approve the purchase of seven (7) electric carts from Vic Gerard for a cost of \$194,066.04. This expense will be provided by account #3150 – Equipment Replacement. J. Carmody seconded. There was no discussion and a vote was called. All present were in favor. (T. Hardman left the meeting) Motion carried.*

There have been several issues over the past four days with incidents occurring at the pools including the pool companies' employee not doing their job. Management will be addressing this with the owner of the company. Residents are reminded to adhere to the pool rules.

Pets, Parking and Permits; Pets are not permitted to be walked around the Common Buildings. There is no overnight parking on the streets between the hours of 2:00 AM and 6:00 AM. Permits are required from the Association, especially when installing a patio which must include a diagram.

The Board and Management have been actively researching areas to install the Patio Shade Structure that was originally purchased two years ago before the pool opened which was meant to be installed in the Club Encore pool area. The shade structure arrived after the pool season had begun. The decision at that time was to hold off on installing the structure until the pool closes in order to do the construction for it. In that time, a new Board had discussed the installation and they decided not to install at that location based on feedback from residents. The Board has agreed to install the shade structure on the upper part of the Willow pool. Management will be looking at the area to be sure this is feasible to install and will provide an update at the next Board meeting.

There was no unfinished business.

NEW BUSINESS:


1. The Resolution regarding Flags and Banners was presented as attached to the agenda. The Board will vote on this at the next Board meeting on August 2, 2023.
2. The revisions to Amended Policy Resolution regarding the Administrative Transfer Fee for Owners of LVW. There were questions from the audience. The Board will vote on this at the next open Board meeting on August 2, 2023.

The next open Board meeting will be held on Wednesday, August 2, 2023 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:12 PM.


Samantha Bowker

Administrative Assistant


Tom Hardman

Board Secretary

Approved: August 2, 2023