

Present were L. Maiocco, C. Lupo, E. Murphy, F. Weinstein, A. DAmato and S. Falk-Zitelli. Also present were Community Manager – J. Schultz, Accounting Administrator – M. O'Connor and Service Manager – J. Snyder. Absent were S. Tozzi and Recreation Director – M. Lighthipe

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

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

F. Weinstein moved to waive the reading of the minutes. C. Lupo seconded. All present were in favor. Motion carried.

F. Weinstein moved to approve the October 16, 2019 minutes. A.DAmato seconded. All present were in favor. Motion carried.

J. Schultz, Community Manager gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT: (J. Schultz/ J. Snyder)

The Gym Ad Hoc Committee has been discussing relocating and/or expanding the gym and the replacement costs for equipment. A quote from Life Fitness was presented to the Board as follows:

<u>Qty.</u>	<u>ITEM</u>	<u>PRICE</u>	<u>EXTENSION</u>
3	REX7000 RECUMBENT ELLIPTICAL CHARCOAL	\$3,375.00	\$10,125.00
3	Warranty, Parts and Labor	\$190.00	\$570.00
3	INXSX INTERGRITY SX CROSS-TRAINER	\$3,239.40	\$9,718.20
3	Warranty, Parts and Labor	\$269.00	\$807.00
2	INCSX INTEGRITY SX UPRIGHT BIKE	\$2,249.40	\$4,498.80
2	Warranty, Parts and Labor	\$215.00	\$430.00
2	INRSX INTEGRITY SX RECUMBENT BIKE	\$2,399.40	\$4,798.80
2	Warranty, Parts and Labor	\$215.00	\$430.00
1	HS-PD HAMMER STRENGHT SELECT PULLDOWN	\$2,165.10	\$2,165.10
1	3 Year Warranty, Parts, Labor	\$323.00	\$323.00
1	Bolt down package for strength products	\$15.00	\$15.00

This equipment will replace the current equipment in the location the gym is currently in at Club Encore. It was also decided that the universal unit in the gym will not be replaced. After some discussion, *F. Weinstein moved to approve to purchase ten cardio equipment pieces and one strength equipment from Life Fitness for a total cost of \$40,388.05 which includes shipping, installation and tax. This expense will be provided by account #3150 –*

Property Fund/Replacements. C. Lupo seconded. All present were in favor. Motion carried.

In anticipation of the expiring gate attendant contract, bids were solicited from several vendors that provide these services. Due to the mandatory increase in minimum wage, the Board is looking into alternative solutions to reduce costs, if desired. A three-year summary of the bids are as follows:

<u>COMPANY</u>	<u>AMOUNT</u>
APG Security LLC	\$797,854.42
Allied Universal Security Services	\$760,961.70
Securitas Security Services USA, Inc.	\$779,760.83
Secure America	\$900,209.20

J. Schultz proposed that the Board contract with Allied Universal Security Services with provisions executed in the agreement providing for any changes in the scope of work to accommodate the changes in service outlined.

C. Lupo moved to approve to contract with Allied Universal Security Services for three years effective January 1, 2020 and ending December 31, 2022 for a total cost of \$760,961.70. This expense will be provided by account #7310-Gatehouse Entry. F. Weinstein seconded. All present were in favor. Motion carried.

J. Snyder reminded residents to disconnect their garden hoses to prevent any damage to their unit. Residents are also reminded to winterize their unit by a professional plumber when going away for the winter season.

Management is requesting that five buildings or 12 units be added to this year's replacement roofing cycle due to the deteriorating roofing conditions causing several leaks.

A.DAmato moved to add on five buildings (12units) to the All Good Construction 2019 Roofing Contract for a total cost of \$67,314.50. All permits and taxes are included. This expense will be provided by account #3270 - Capital Replacement/Roofs. C. Lupo seconded. All present were in favor. Motion carried.

UNFINISHED BUSINESS:

1. The proposed Bylaws amendment Relating to Leasing or Rental of LVW Units will be published in the December magazine. The Board will vote on these amendments at the January 8, 2020 open Board meeting.

NEW BUSINESS:

1. Revisions to Specification 1_8, "Installation or Replacement of Patios in Condos 1-22" were presented. The Board will vote on this at the next open Board meeting on November 20, 2019.

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

NOVEMBER 6, 2019
WILLOW HALL

The Board is still seeking members for the Technology Committee. Anyone interested in serving on this Committee may submit a letter of interest to the Association office.

The Board announced that they have approved Renee Sharkey and Nedianne Koch Schwartz as members of the Welcome Committee.

The Board also announced that they approved Chuck Corvo and Lonnie Grizler as members of the Alternate Dispute Resolution (ADR) Committee.

A video of a person removing a mirror from Club Encore was shown to help identify the person.

The next open Board meeting will be held on Wednesday, November 20, 2019 at 1:00 PM in the Willow Hall Auditorium. The open Board meeting for December 18, 2019 has been cancelled.

There being no further business, the Board meeting adjourned at approximately 7:39 PM.



Samantha Bowker
Administrative Assistant



Fay Weinstein
Board Secretary

Approved: November 20, 2019