

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

OCTOBER 3, 2018
WILLOW HALL

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

This meeting commenced at approximately 1:00p.m with the pledge of allegiance.

L. Maiocco stated that the Assistant Treasurer will now be A. Damato and Assistant Secretary will now be S. Falk-Zitelli.

Liaison assignments were given as follows:

Administration Committee – F. Weinstein
Architectural Committee – C. Lupo
Community Services Committee – S. Falk-Zitelli
Finance Committee – E. Murphy
Special Projects – S. Tozzi

ITEMS VOTED ON: (Continued in Unfinished Business)

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 September 20, 2018 minutes. A. Damato seconded. All present were in favor. Motion carried.

S. Tozzi moved to approve the Leisure Village West Pharmacy, LLC, lease. C. Lupo seconded. All present were in favor. Motion carried.

C. Lupo moved to approve the agreement with EZnergy for the installation of solar panel systems on Club Encore, Association Office, Willow Hall and Leisure Fair for a total cost of \$813,564.00 with funds provided by GL#3230 – Capital Replacement – Common Buildings. The installation and material costs for each building involved will be returned and converted into an 84-month lease with a path to ownership at the end. The unaudited balance for this account as of 8/31/18 is \$1,315,199.88. S. Tozzi seconded. All present were in favor.

L. Maiocco stated that the approved Jim Fasciani as a member to the Finance Committee.

M. Lighthipe gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT: J. Schultz

He asked that all residents pay the amount given to them on their maintenance coupon book, which includes the fee for the bulk television service from Verizon. The Association office will contact any resident who has a credit due. He mentioned that the community channels start on 1970, 1971, 1972 and are aware of the issue that some residents may be experiencing trouble viewing them. He reminded residents not to put out garbage or garden debris too early. He stated there is a last call for a resident to submit a resume for the Community Services Committee and that you must be a resident owner. He mentioned that Hotwire is interested in having a space in LVW to collect equipment being returned; he is working on providing a space for them.

J. Snyder, Service Manager mentioned that the roofs scheduled for 2018 have been completed and is requesting the Association office roof be replaced in the 2018 roofing schedule due to deteriorating roofing conditions which is causing several leaks. It is recommended that Roofing Masters replace the roof for a total cost of 18,570.00. All permits and taxes included. This expense will be provided by account# 3230 – Capital Replacement-Common Buildings. The Board agreed to vote on this at the next open Board meeting on October 17, 2018. He also requested that the following addresses be added onto the 2018 roofing schedule due to deteriorating roofing conditions which is causing several leaks; 731A & 733B Chatham Lane, 27A,B,C&D Sterling Street, 939A&B Liverpool Circle and 892A&B Stratford Court. It is recommended to contract Roofing Masters for a total cost of \$51,828.50. All permits and taxes are included. This expense will be provided by account# 3270 – Capital Replacement-Roofs. The Board also agreed to vote on this at the next open Board meeting on October 17, 2018.

J. Schultz stated that he has gone out to bid for the Waste contract. He has received one bid in which is the current company being used by the Association and it came in over-budget. He is exploring other avenues such as in-house trash collection.

UNFINISHED BUSINESS

C. Lupo moved to approve the revisions to Specification 2_4, "To Install Bathroom Window in Oxford Model in Greenery Models and a Cambridge for Willow Models". S. Tozzi seconded. All present were in favor. Motion carried.

Encore Coffee Vending will be voted on at next open Board meeting on October 17, 2018. Work to begin in November.

The charge for the Woodshop badge usage will be reviewed by the Association attorney for any changes that are decided on.

F. Weinstein moved to approve C.J. Hesse to repave the side roads, driveways and the main road of Cambridge Circle for a total cost of \$594,895.00. The funds to meet this expense will be provided by account# 3290 – Capital Replacement Roads. S. Tozzi seconded. All present were in favor. Motion carried.

L. Maiocco reported that the Board discussed how minutes/notes are taken and some feedback received was how audience comments are recorded. They will now be published with the comment and/or question along with the answer. He mentioned that the Board is working on how to respond to emails and letters received from residents.

There being no further business, the Board meeting adjourned at approximately 2:04 PM.



Samantha Bowker
Administrative Assistant



Fay Weinstein
Board Secretary