

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

OCTOBER 4, 2017  
WILLOW HALL

Present were Elaine Baumeister, Sal Tozzi, Sara Falk-Zitelli, Charles Lupo, Sandra Kaufman, Louis Maiocco and Fay Weinstein. Also present were Community Manager – Joseph Schultz and Recreation Director – Mary Lighthipe.

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

The first order of business, R. Klotz, Chairperson of the Election Committee gave a report to the Board of Trustees and Association members regarding the votes and ballot results for the 2017 Trustee Election.

Roberta Klotz, Chairperson of the Election Committee swore in Charles Lupo, Sara Falk-Zitelli and Sal Tozzi for their 3-year term effective October 1, 2017 as Trustees. She also swore in Fay Weinstein for a 1-year term effective October 1, 2017 as a Trustee.

S. Bowker, Administrative Assistant stated the procedures for the 2017 Election of Officers.

Reorganization of officers for the 2017-2018 year

President	Elaine Baumeister
Vice President	Sal Tozzi
Secretary	Sara Falk-Zitelli
Treasurer	Charles Lupo
Trustee	Sandra Kaufman
Trustee	Louis Maiocco
Trustee	Fay Weinstein

Liaison Assignments will be announced at the next open meeting on October 18, 2017.

Items voted on were:

S. Kaufman moved to waive the reading of the minutes. S. Falk-Zitelli seconded. All in favor. Motion carried.

C. Lupo moved to approve the September 20, 2017 minutes. F. Weinstein seconded. All in favor. Motion carried.

S. Kaufman moved to rescind award to First Choice Heating and Cooling and award contract with Statewide Conditioning Inc. to install 2 new Lennox Standard Efficiency Rooftop package units for Willow Hall Auditorium and Stage at a total cost of \$51,160.00. This expense will be charged to account# 3230 – Capital Replacement/ Common Buildings. C. Lupo seconded. All in favor. Motion carried.

L. Maiocco moved to memorialize the purchase of a Landpride PTO Driven Slicing Over Seeder, model number OS1548-023553 from Ace Outdoor Power at a total cost not to exceed \$8,443.11. This expense will be funded by account# 3150 – Equipment Replacement Fund. S. Tozzi seconded. All in favor. Motion carried.

J. Schultz, Community Manager requested that the Board memorialize at the next open Board meeting on October 18, 2017 the replacement of electrical panels at 48A, 57B, 52D & 44C Edinburgh Lane, 612A Devonshire Lane, 858A Winchester Court and 72D Cambridge Circle that were needed from December 20, 2016 to September 30, 2017 from Curry Electric at a total cost of \$5,926.00. This expense was provided from account# 3295 – Capital Replacement Exterior Restoration and Unit Infrastructure. He asked that residents make every effort to prevent clutter from the electrical panels in the garage area and from the electric heaters in units for safety reasons. He also asked that residents take advantage of the motion sensor lights offered by the Maintenance Department for a charge to provide better lighting at the units. He also requested that the Board memorialize at the next open Board meeting on October 18, 2017 the purchase of two vehicles to replace the Painters Van and Seasonal transportation from Cartime Auto Wholesale Group for a total cost of \$7,000.00. This expense was provided by account# 3150 Equipment Replacement Fund. He clarified that the price for the bulk television service from Verizon will be \$30.00 and that the LVW website will reflect this. He mentioned that the Board is working on the policy regarding Access to Records. He gave a report on the pool usage counts for both pools from May 26, 2017 to September 10, 2017. He also mentioned that the Board is discussing the purchase of the LeisureVillageWest.com domain name.

M. Lighthipe gave a report for the Recreation Department.

#### UNFINISHED BUSINESS

1. A two-minute video that gave an explanation regarding the proposed Master Deed and Bylaws amendments on Capital Expenditures was presented to Association members.

#### NEW BUSINESS

1. The revision for Specification 2\_6, "Installation of Window Shutters" was presented and will be voted on at the October 18, 2017 open Board meeting.
2. The revision for the Policy, "Copy Charge of LVW Association Documents" was presented and will be voted on at the October 18, 2017 open Board meeting.

There being no further business, the business portion of the Board meeting adjourned at 1:50p.m.

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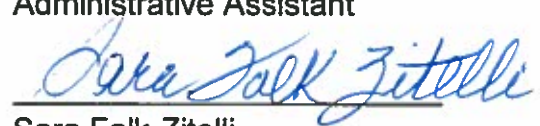
An audience comments period followed with residents raising questions and concerns or seeking clarification about a variety of issues. This will be considered in combination with all communication received from residents. Issues of the village with significance will be put on the agenda for future Board of Trustee meetings.

The meeting ended at approximately 2:08p.m.

The next Board of Trustee meeting is scheduled for Wednesday, October 18, 2017 at 7:00PM in Willow Hall.



Samantha Bowker  
Administrative Assistant



Sara Falk-Zitelli  
Board Secretary

Approved: October 18, 2017

