

The meeting was called to order at 1:00 PM by Trustee, Louis Maiocco with the Pledge of Allegiance.

PRESENT: Trustees: Louis Maiocco, Fay Weinstein, Al DAMato, Joyce Carmody, Eugene Murphy (via telephone), Thomas Hardman and Charles Lupo.

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

Carolyn Thompson, Election Committee Chair, performed the official swearing in of Fay Weinstein and Charles Lupo for a term of (3) years, and Al DAMato for a term of (2) years, filling the vacancy. The Election results were provided.

FIRST ORDER OF BUSINESS:

S. Bowker, Administrative Assistant stated the procedures for the 2021-2022 Election of Officers. The voting for President, Vice President, Treasurer and Secretary took place and the results are as follows:

Reorganization of officers for 2021-2022 year:

Charles Lupo	President
Joyce Carmody	Vice President
Eugene Murphy	Treasurer
Thomas Hardman	Secretary
Fay Weinstein	Trustee
Louis Maiocco	Trustee
Al DAMato	Trustee

Liaison Assignments were assigned as follows:

Administration Committee	Joyce Carmody
Architectural Committee	Thomas Hardman
Community Services Committee	Fay Weinstein
Finance Committee	Eugene Murphy

ITEMS VOTED ON:

J. Carmody moved to waive the reading of the minutes. L. Maiocco seconded. All were in favor. Motion carried.

J. Carmody moved to approve the August 4, 2021 minutes. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

T. Hardman moved to approve the revisions to the Open House Policy. A.DAMato seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

E. Berardis, Chairperson gave a report for the Community Services Committee. *The Board announced the approval of Valentine Clarke and Joseph Ercolino as members to the Welcome Committee.*

There was no report for the Finance Committee.

J. Langreich, Chairperson gave a 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)

Residents may experience trouble when applying for a mortgage or refinancing a unit due to a pending litigation with LVW. Willow pool will remain open thru September 30th from 11:00 AM to 6:00 PM on weekdays and 10:00 AM to 6:00 PM on weekends. Acquacizers will be extended for another two weeks. Residents are asked to follow the rules, there will be no lifeguards or attendants on duty. The Board has been made aware of a petition that is circulating to keep the Club Encore pool open. The petition process was explained. An update on the following projects were provided; Club Encore renovations and Willow Hall Fitness Center which will open on Wednesday, September 8th at 10:00 AM. Bulk pick-up will begin on Wednesday, September 15th which is a week-long process and pickup is according to materials. Last year, the Association purchased the Avant 600 series articulating loader with a snow thrower for the main sidewalks and a snow bucket for clearing driveways. At the time of approval to purchase the many attachment options available for this piece of equipment were discussed. The first two attachments, the Auger and Trencher would be essential for the pending Community Lighting project along with our Grounds maintenance and resident tree planting program. The Edger would be able to do all the main sidewalks and curb line with one operator. Management is now requesting the purchase of the following attachments;

Avant Auger with 12, 18, 24-inch bits	\$5,352.58
Trencher with 6-inch combo chain	\$4,904.75
BECX Weed Brush Edger	\$13,292.14
Possible Import Duty Fees for BECX	\$500.00
Total with tax and shipping	\$24,049.47

It is the recommendation to purchase the Avant Auger, Trencher, BECX Weed Brush Edger for a total cost of \$24,049.47. This expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on October 6, 2021.

Management has a need to replace the 2006 L3310 Kubota tractor which is fully funded as of January 2021. The tractor is needed for the Fall seeding program and is currently not operational as it has major issues with the transmission and gear box. In order to complete the seeding program, Management had to rent a Kubota MX5400 for a monthly cost of \$3,220.00. This tractor has a fully enclosed cab and would be able to do snow removal which would save \$5,523.00 on a rental of an additional loader in the Winter.

Highway Equipment Company is willing to let the Association use the monthly rent of \$3,220.00 towards the purchase of the 2020 MX5400 tractor. The first month's rental expires September 14th. They are willing to take this as a down payment and let the Association continue using this piece of equipment until a check is cut to purchase the tractor. The following are bids received;

VENDOR	EQUIPMENT	PRICE	TAX	TOTAL
Highway Equipment Co	2020 Kubota 5400 (50hrs)	\$37,529.91	\$2,699.69	\$40,229.60
Rosseel's Woods	2020 Kubota 5400 (170Hrs)	\$42,500.00	\$2,815.63	\$45,315.63
Highway Equipment Co	2021 Kubota 5400	\$42,000.00	\$2,782.50	\$44,782.50
Cherry Valley	2021 Kubota MX60	\$42,740.00	\$2,831.53	\$45,571.53

Management is recommending to purchase the Kubota MX5400 from Highway Equipment Company for a total cost of \$40,229.60. This expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on October 6, 2021. An update on the seeding program was provided.

UNFINISHED BUSINESS:

1. The new Policy Resolution for Committee Membership will be reviewed/discussed by the new Board and represented at the next open Board meeting on October 6, 2021.
2. A one call was sent out on August 27th stating that "Effective Monday, August 30th, Willow Hall and Leisure Fair buildings will be open for resident access. Masks will be required for all indoor activities. Access is for residents only; no guests are permitted at this time. Space is limited as Encore remains closed; check with the Recreation Department for reservations." Clubs may resume' as long a there is compliance.

There was no new business.

The next open Board meeting will be held on Wednesday, October 6, 2021 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 1:52 PM.


Samantha Bowker

Administrative Assistant



Tom Hardman
Board Secretary

Approved: October 6, 2021