

Present were Russ Steenweg, Elaine Baumeister, Sandra Kaufman, Shirley Anthony, Charles Lupo and Louis Maiocco. 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.

Dan Keane and Ashley Janson from U.S. Security Associates, Inc. were present to discuss the “Shredding Event” that will be held on Saturday, September 23, 2017 at 9:00a.m till noon in the Club Encore parking lot. They also gave a report on the 2017 visitors processed through August.

D. Keane and A. Janson left the meeting at 1:08p.m.

R. Steenweg announced and welcomed the Trustees that won in the 2017 Trustee election and thanked all candidates. He also stated that a Trustee Orientation will be held for the elected Trustees and existing Board members on Wednesday, September 27, 2017 at 9:00a.m in the Association office.

E. Baumeister stated that the Board voted in an executive session regarding the Community Managers contract with the Association which resulted in a 5 to 2 vote.

DIVISION REPORTS

T. Hardman gave a report for the Architectural Division.

S. Zitelli gave a report for Resident Services.

There was no report for the Finance Division.

J. Langreich gave a report for the Administration Division.

M. Lighthipe gave a report for the Recreation Department.

J. Schultz, Community Manager reminded residents that Verizon FIOS bulk service contract begins October 2018. He reported that the Club Encore Kitchen renovation is with the Finance Division which will provide a cost evaluation on the replacement of the appliances. He also reported that the Architectural Division will be making its recommendation to the Board regarding the replacement of the HVAC systems at Club Encore. He stated that the vendor chosen to replace the last two HVAC units at Willow Hall has backed out and is now recommending that State-Wide replace these units. This will be voted on at the next open Board meeting on October 4, 2017. He also reported that the Association has sold 23 SREC's for the Solar from the Maintenance buildings which generated \$4,319.50. He mentioned that the Board is reviewing the lease regarding a Salon for the vacant professional office. He stated that a pool usage count will be provided at the next open Board meeting on October 4, 2017.

He also mentioned that the Finance Division will perform a cost evaluation on the replacement of the Willow pool. He reported that the Architectural Division is working on revising Specification 1_9A – "Driveway Handrail" and has also revised Specification 2_6 – "Installation of Window Shutters" which will be presented at the next open Board meeting on October 4, 2017. He mentioned that the Board is working on revising the Policy for "Access to Records" and the policy for "Charging for LVW Association Documents".

UNFINISHED BUSINESS

1. The Board presented a sample ballot for the Master Deed and Bylaws amendment regarding Capital Expenditures. This will also be published in the October LVW magazine.

There was no new business.

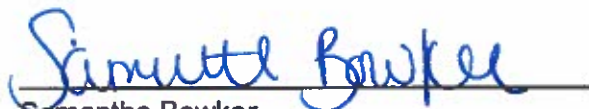
R. Steenweg announced the resignation of Susan Nordell as of September 7, 2017.

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

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 2:20p.m.

The next Board of Trustee meeting is scheduled for Wednesday, October 4, 2017 at 1:00PM in Willow Hall.



Samantha Bowker
Administrative Assistant



Sara Falk-Zitelli
Board Secretary

Approved: October 4, 2017