

The meeting was called to order at 1:00 PM by Board President, Fay Weinstein with the Pledge of Allegiance.

PRESENT: Trustees: Present were President - Fay Weinstein, Vice President - Wayne Steinman, Treasurer - Eugene Murphy, Secretary - Steven Leslierandal, Trustee - Charles Lupo, and Trustee - Al DAMato.

ABSENT: Trustee - Ivan Gilbert.

Management Staff: Present were Community Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe.

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

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

S. Leslierandal moved to approve the December 6, 2023 minutes. C. Lupo seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAMato moved to approve the revisions to Specification 3\_12, "To Install Back Door Awnings" as amended. S. Leslierandal seconded. There was a question from the audience and a vote was called. All present were in favor. Motion carried.

E. Murphy moved to approve the revisions to Specification 3\_5, "To Install/Replace Storm Doors with or without Retractable Screen." C. Lupo seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

C. Lupo moved to approve the revisions to Specification 2\_1, "Portico Enclosures." S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve Specification 2\_10A, "Window Modification – Garden Window" as amended. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAMato moved to approve Specification 2\_10B, "Window Modification – Double-Hung Windows" as amended. C. Lupo seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

There was no report for the Architectural Committee.

There was no report for the Community Services Committee.

There was no report for the Finance Committee.

Mary Rose McCarthy, Chairperson, gave a report for the Administration Committee.

F. Weinstein announced that the Board has approved/reaffirmed members of the Election Committee.

*Chairperson – Mary Louise Doner, Audrey Adler, Beverly Craft, Chuck Corvo, Marlene Devaney, Jim Fasciani, Judith Gannon, Meg Kavazanjan, MaryAnn Koepfel, Diana Misuraca, Rosemary Moran, Anne Niebergall, Sandra Olsen, Scarlett Thomas, Ellen Truberg, Ruth Wiggins, Vinell Williams, and Leslie Zenj-Ra.*

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

"Happy New Year," let us begin the new year with Loving Our Neighbor by showing more compassion. (there was a brief break at 1:19 PM due to audio issues)

An incident occurred where an alleged substance was put down by a resident on the common property to control pets using the common area. All proper authorities were notified and this is now a legal matter. (there were audience comments and questions)

Parking overnight for the Christmas holiday was successful. As a reminder there is no parking overnight on the street between 2:00 AM and 6:00 AM.

Residents are also reminded to pick up after your pet.

After the recent heavy rain storms, it is necessary to replace the roofs for two buildings. Temporary repairs have been made, however, due to the deteriorating condition of these roofs, it has become necessary to add these roofs to the roofing schedule. Management is recommending the Board approve to add on two buildings to the Siding Masters 2023 Roofing Contract for a total cost of \$25,443.60. This expense will be provided by account #3270 – Capital Replacement/Roofs. E. Murphy moved to approve to add on two buildings to the Siding Masters 2023 Roofing Contract for a total cost of \$25,443.60. This expense will be provided by account #3270 – Capital Replacement/Roofs. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

There is a need to replace two of the 16-year-old Snow Throwers. These were purchased in 2007 and are no longer economically worth repairing. There were plans to have these replaced in the last two years; however, with the lack of forecasted snow, the purchase was held off until this winter. Management went out to bid and the following are quotes received;

County Line Power Equipment	Simplicity 1524	\$ 3,625.23
County Line Power Equipment	Power Max 824oe	\$ 2,772.23
ACE Outdoor Power	Husqvarna ST224	\$ 1,993.88
Lowe's	Ariens Deluxe 24	\$ 3,089.99

(Prices Include Tax)

Management is recommending and seeking approval to purchase two Husqvarna ST224 from Ace Outdoor Power for a cost of \$1,993.88. This expense will be provided by account #3150 – Property Replacement Fund. C. Lupo moved to approve the purchase of two Husqvarna ST224 – Snow Throwers from Ace Outdoor Power for a cost of \$1,993.88. This expense will be provided by account #3150 – Property Replacement Fund. E. Murphy seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

UNFINISHED BUSINESS:

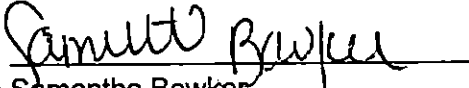
1. Revisions to the "Terms and Conditions" for Architectural Specifications is being reviewed by the Architectural Committee.

There was no new business.

Announcement from the Board; There will be a vacancy in the commercial space and the Board of Trustees will be doing a study to see if a convenient store will be feasible. Residents interested in the research may write a letter of interest to [Associaton@lvwa.net](mailto:Associaton@lvwa.net).

The Audit meeting will be held on January 24, 2024 at 7:00 PM in the auditorium at Willow Hall. The next open Board meeting will be held on Wednesday, February 7, 2024 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 1:44 PM.

  
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Samantha Bowker  
Administrative Assistant

  
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Steven Leslierandal  
Board Secretary

Approved: February 7, 2024