

Secretary's Board Meeting Highlights
June 16, 2022

CALL TO ORDER

President Steve Makris Called the meeting to order at 6:34 PM and provided a brief review of the topics to be covered during the meeting. The following Board Members were present: Steve Makris, Milton Jacobs, Dawn Jacobs, Dan Perez, Bob Koch, Sylvia Catanzarite and David Greaves. Property manager, Tish Nelson was absent.

MINUTES

A suggestion to clarify the net amount the Association will receive from Comcast as a "Door Fee Rebate", after deducting the CCG 17% commission, was made by Sylvia Catanzarite. The net amount of \$11,550 will be added to the May minutes.

Dawn Jacobs, made a motion to approve the May minutes as revised, seconded by Sylvia Catanzarite, the motion was unanimously approved.

PRESIDENTS REPORT

The President deferred his comments to a later time in the meeting.

TREASURERS REPORT

The Treasurer reported that an adjustment to the June YTD Operating statement is required, due to miscoding the Eastside Fountain repair and replacement of the northern irrigation pump as Operating expenses. The amount incorrectly coded to the Operating statement is \$7771.00. When these adjustments are made the Operating Expenses will be closely tracking to the June YTD plan.

MANAGERS REPORT

In the absence of the Property Manager, Steve Makris reviewed the managers' report for the month of June. In addition to the ARB status reports, Steve provided an update regarding the Eastside Entrance gate control unit which has become inoperable due to a lightning strike. The repair is anticipated to be complete by June 21. Until this time the Eastside entrance gate will remain open. Board Director Bob Koch asked if we have lightning surge protection to prevent this from happening again and the President requested VP Milton Jacobs to look into the matter.

COMMITTEE REPORTS

Street lights

David Greaves provided an update on the status of the bid requests with a number of vendors including Bradford Electric. Currently the plan is to replace the existing entrance lights in each entrance with 3 double globe lights in the center island and a total of 6 single globe lights, 3 on each side, of the entrances. The plan also calls for replacing the existing interior street lights with single globe lights which match the new single globe entrance lights. David also confirmed that additional street light option will be handled separately.

East Side fountain

David Greaves provided an update on the status of the Westside entrance fountain which has not been operational for some time. The plan is to have the electrician replace the wiring and circuitry between the main panel and the pump. The pump was tested and found to be in good working order.

Sidewalk Grinding

David Greaves reported that the final estimate, from DJB, the contractor chosen by the Board at the May Board meeting, will be \$14,500. David also advised the Board that DJB is fully licensed and insured to do this work.

Repainting walls

David Greaves reported that three members of the Infrastructure Committee are reviewing ways to improve the appearance of the community's outer walls. It has become apparent that the paint on the walls and piers are beginning to bubble and peel.

West side Amenities

Bob Koch advised the Board that John Bruno, a long time Association member who has served on the Board and is Chair of the Amenities Committee, had passed away. The Amenities Committee requires three members. Bob offered to draft an email to be sent out to the membership, acknowledging John's passing and contribution to the community and asking for a Westside volunteer to join the committee.

Tract E Status

The President introduced the topic of the May 16 Track E Betterments vote, its results, and communications subsequently received from Associations members whose back yard views are impacted by the decision. During the discussion which followed, the President offered to arrange a conference call between a limited number of affected association members and Association Counsel. He also offered to hold a work session type meeting, limited to those members impacted by the situation, to explore options available.

Revised Truck Rule - The President introduced, homeowner proposed, revisions to the current truck rule, including changes to the parking of other types of vehicles and boats, in member driveways. The President also proposed conducting a nonbinding member survey and provided a draft of the survey questionnaire to be used., Dawn Jacobs will take the lead to organize the effort which will be discussed at the July Board of Directors meeting.

Motion to adjourn.

Dawn Jacobs made a motion to Adjourn the meeting at 8:52, seconded by Dan Perez, unanimously approved by the Board.

**Respectfully submitted,
Dan Perez Recording Secretary**