

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

August 6, 2014

Open Session

BOARD MEMBERS PRESENT: Jeanne Mulherin Dombrowski, President/Treasurer
Pat Gallagher, Vice President/Secretary
Jim Myers, Trustee
Martin Hirschhorn, Trustee

BOARD MEMBERS ABSENT: NONE

SIGNATURE MANAGEMENT PRESENT: Lori Kenyon, Vice President/Management services

LEGAL PRESENT: Jeff Sirot, Esq.—Greenbaum, Rowe and Smith

VISITOR: Charles Pantaleo, Division Manager, Republic Services
(7:30- 7:50)
Scott Jordan, (7:30 – 8:45)

CALL TO ORDER:

President Dombrowski called the meeting to order at 7:30 pm.

APPROVAL OF MINUTES

The Board reviewed and approved the minutes from the July Board meeting.

MOTION: JIM MYERS SECOND: P. GALLAGHER

To approve the July 9, 2014 minutes as written.

ALL IN FAVOR. MOTION CARRIED.

TREASURER'S REPORT: No report given at the meeting

COMMITTEE REPORTS: No report given at the meeting, but recommendations from the ACC committee were reviewed under New Business.

NEW BUSINESS:

ACC Approvals: The Board reviewed the presented ACC recommendations from the committee.

MOTION: P. GALLAGHER SECOND: J. MYERS

To approve the following architectural modifications as recommended by the ACC committee:

- 8 Hackberry-HVAC
- 512 Cypress-Window
- 21 Maple – Gas Grill
- 42 Redwood – HVAC
- 263 Spruce – Deck
- 705 Apple- Windows/Door
- 229 Spruce – Sliding Door
- 20 Olive – Window
- 235 Spruce – Deck
- 2 Maple – Roof
- 240 Spruce – Deck
- 239 Spruce – Deck

ALL IN FAVOR. MOTION CARRIED

TENNIS COURT REPAIRS/ PLAYGROUND MULCH/POOL AREA BUSHES:

MOTION: J. MYERS SECOND: M. HIRSHHORN

1. To approve Universal Court Contractors for the following tennis court repairs to be completed this summer/fall:
 - Mulberry Tennis Court: Pressure wash Court, \$1,200; Armor Crack Repair, \$2,400; Fence Repairs, \$750.
 - Case Tennis Court: Crack Repair Only, \$3,700
 - Sun Ridge Drive Courts: Crack repair only, \$2,300
 - Sun Ridge Tennis and Basketball: Crack repair only, \$1,100, Fence Repairs, \$750.00
2. To approve LMS for the installation of certified playground mulch at a nine inch depth at the cost of \$3,900 plus tax.
3. To approve LMS for the removal of shrubs around the pool area and replacement with rose bushes at the cost of \$560.

ALL IN FAVOR. MOTION CARRIED.

HOMEOWNER FORUM

Scott Jordan of was in attendance. Charlie from RVD reiterated the company's commitment to improving services to the community. Mr. Jordan proceeded to communicate with the Board about

Flemington Fields, the content of open session minutes, and the Board's decision to exercise foreclosure action on units that are in arrears. Mr. Sirot addressed the questions regarding the Association's responsibilities and obligations with regard to units that would be foreclosed on.

ADJOURNMENT

The meeting adjourned at 8:40 pm.

A handwritten signature in black ink, appearing to be "Plus", written in a cursive style.