

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

April 2, 2014

Open Session

BOARD MEMBERS PRESENT:

Jeanne Mulherin Dombrowski, President
Martin Hirschhorn, Trustee

BOARD MEMBERS ABSENT:

SIGNATURE MANAGEMENT PRESENT:

Victoria Miller, Community Manager

LEGAL PRESENT:

Jeff Sirot, Esq.

RESIDENTS PRESENT:

Pat Gallagher, 430 Willow
Scott Jordan -11 Maple

CALL TO ORDER

- The Open Session was called to order at 7:41p.m.
- The above noted individuals were in attendance.

MINUTES:

- There was no March Meeting.
- Minutes from February 5, 2014 Martin moved to accept, Jeanne Second - were approved as written.

NEW BUSINESS:

- Motion by Jeanne to appoint Pat Gallagher as new Board Member, second by Martin, all in favor, **Motion Carried**
- Motion by Jeanne to approve Great Blue Pond maintenance and treatments for 2014 for 5450.00 plus tax and permit fees, second by Martin, all in favor, **Motion Carried.**
- Motion by Jeanne to move 50K from Operating Surplus in UBS to Operating account for snow expenses Second by Martin, all in favor, **Motion Carried.**
- Motion by Jeanne to approve MSI Contract for Handicapped Bathroom rehab for \$ 19,550.00 Second by Pat, Martin votes no, Jeanne and Pat Yes, **Motion Carried**
- Motion by Jeanne to approve MSI Contract for Office rehab and Hallway tile and Paint for \$ 10,996.00 Martin votes no, Jeanne and Pat Yes, **Motion Carried**
- Motion by Jeanne to approve Ricoh Copier replacement lease for \$ 185.00/month. Martin second, all in favor, **Motion Carried**
- Motion by Martin to approve Corby Associates Inspection of Playground Equipment and Facilities for \$ 850.00, Jeanne second, all in favor, **Motion Carried**
- Motion by Jeanne to approve LMS Contract for Mulch \$ 30,280.00 plus tax, Martin Second, all in favor, **Motion Carried**
- Motion by Jeanne to approve \$ 6,211.26 write off on 30 Holly Court for uncollectible Maintenance fees due to Sheriff Sale, Martin Second, all in Favor, **Motion Carried**
- Motion by Jeanne to approve Aquatic Services \$ 7,587.00 for pool opening and painting, Pat second, all in favor, **Motion Carried**
- Motion by Jeanne to enter 20 Peach to inspect for Association purchase at Sheriff's Sale pending, Martin second, all in favor, **Motion Carried**

FINANCIAL:

- No financial reports were presented due to no Treasurer Board Member at this time.

New Business –

Pricing will be obtained for pond dredging project

Pricing will be obtained for walking path repairs/replacements of sections, crack sealing in courts and sealcoating

Tennis Courts will be inspected and pricing obtained for any necessary repairs.

Pricing will be obtained for Fully Organic program for turf applications throughout the Community

Homeowner Forum:

Scott Jordan, Maple Court raised the following issues: Debris from Landscapers tossed over fence behind his unit., litter throughout community needs to be cleaned up, sticker on mailbox by office is faded, minutes on new site not up to date yet.

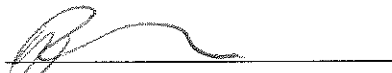
ADJOURNMENT

- The Open Sessions meeting was unanimously adjourned at 8:30 p.m.

NEXT MEETING:

- The next meeting will be on Wednesday, May 7, 2014 at 7:30 p.m.

Prepared By:



Victoria Miller, CMCA

Community Manager

Approved by:



Jeanne Mulherin Dombrowski, President