

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

April 1, 2015

Open Session

BOARD MEMBERS PRESENT:

Jeanne Mulherin Dombrowski, President/Treasurer
Pat Gallagher, Vice-President/Secretary
Jim Myer, Trustee
Martin Hirschhorn, Trustee

PREMIER MANAGEMENT PRESENT:

Victoria Miller, Community Manager

LEGAL PRESENT:

Richard Tracy, Esq.

RESIDENTS PRESENT:

Scott Jordan – 11 Maple Court

CALL TO ORDER

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

MINUTES:

- Jeanne moved to approve the Minutes from last meeting, February 4, 2015, Jim seconded and all in favor,
Motion Carried

OLD BUSINESS: None at this time

NEW BUSINESS:

Snow Assessment: There being a significant overrun of snow costs for this season, there is a shortfall in the budgeted funds collected to pay the bills. Board motion by President Jeanne Mulherin to Special/Emergency Assess the membership for the amount, after adjusting for elimination of Landscape Enhancements for 2015 in the amount of \$20,000.00 AND adjusting for a transfer out of Surplus Operating for prior years of \$ 34,000.00. The assessment for all owners for cost overruns on Common Areas of the Owners Association will be for \$ 136.00 per unit. The Condo Sections will be assessed for the additional cost of adding sidewalk snow removal, based on the cost incurred for the square footage of sidewalks in each section, divided among the members of that section only; Section One \$ 145.00, Section Two \$ 115.00, Section Three \$ 119.00 and Section Four \$ 117.00. The Assessment will be payable over 3 months, beginning with the May 2015 billing period. Seconded by Pat and all in favor, *Motion Carried*

Spring Mailing: Included in the Management Report is a sample of the Newsletter and Call for Nominations to be mailed to all owners with the Assessment Notice. Jeanne move to approve as presented, but correcting one typo. Pat seconded and all in favor, *Motion Carried*

Catch Basin Emergency Repair (Elm Terrace) (Reserves Expense): Jeanne moved to accept the proposal from Eosso paving for \$ 3,800.00 to repair the sinkhole on Elm Terrace. Pat Seconded and all in favor, *Motion Carried*

Pool Fence (Reserves Expense): Three proposals were solicited for the replacement of the pool fence and the vendor selected, York Fence, came in with the winning bid. Motion to approve York Fence installation of pool replacement fence for

\$ 20,954.15 plus \$ 1,950.00 for the 12ft gate at far end by Pat, seconded by Jim. Vote: Jeanne, Pat and Jim yes and Martin – No. *Motion Carried*

Tennis Court Repairs (Reserves Expense): Mulberry, Case Blvd and Pool Area Tennis Courts will be resurfaced, crack repaired and repainted for a cost of \$ 45, 910.00, Fence repairs in the amount of \$ 2,250.00, Motion by Jeanne, seconded by Jim and all in favor. *Motion Carried*

Note: Basketball Courts for \$ 24, 160.00 were tabled.

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Trash/Recycling Contract (Budget Expense): RVD/Republic Services, motion to renew, after reviewing competing bid, for \$ 8,700.00 per month the first year and for two more years at \$ 8,925.00 by Jim, seconded by Pat and all in favor, *Motion Carried*

Note: Pricing that included lidded single stream carts was tabled this year because of budget.

Mulch Installation (Budget Expense): Pat moved to accept the LMS proposal for \$ 33,800.00 to mulch all Common Area beds, Jim seconded and all in favor, *Motion Carried*.

Pool Opening (Budget Expense): Martin moved to accept pool opening contract from Aquatic Services for \$ 3,483.00, Pat seconded, all in favor. *Motion Carried*.

FINANCIAL:

- The most recent profit and loss statement was provided as financial report.

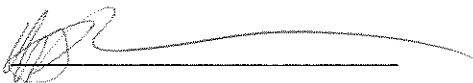
Homeowner Forum: Scott Jordan brought up issues with: Catch Basins, Website, MyGreeCondo, Sidewalks, Winter repairs to turf, Litter from workers, Driveways, Delivery of newspapers to empty units.

ADJOURNMENT: Open Session was adjourned at 8:20pm

NEXT MEETING:

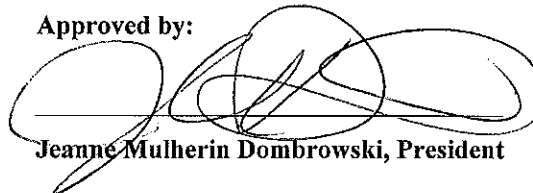
- The next meeting will be Wednesday, May 6, 2015 at 7:30 p.m.

Prepared By:



Victoria Miller, CMCA
Community Manager

Approved by:



Jeanne Mulherin Dombrowski, President