

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

February 1, 2017

Open Session

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Pat Gallagher, Vice-President/Secretary
Matthew Litterini, Treasurer
Jim Myers, Trustee
Sandy Cafro, Trustee

BOARD MEMBERS ABSENT:

None

OTHERS PRESENT:

Debbie Haraburda, Community Manager, Jeff Sirot, Esq.

RESIDENTS PRESENT:

Scott Jordan, Sharon Hoffman, Robert Partak, Lori Luthman

CALL TO ORDER

- The Open Session was called to order at 7:30 pm. The above-noted individuals were in attendance.

MINUTES:

- Jim Myers moved to approve the Minutes from last meeting, January 4, 2017, Patti Gallagher seconded and all in favor.
Motion Carried

OLD BUSINESS: LMS provided a proposal for mulch in the amount of \$34,450.00 plus tax. This was tabled at the February 1, 2017 meeting. Proposal is enclosed.

CAI (Community Association Institute) Membership Application – Management provided the application. This was tabled at the February 1, 2017 meeting. Proposal is enclosed.

NEW BUSINESS:

Updater Reserve Study – FWH provided a proposal in the amount of \$3,500.00, DW Smith provided a proposal in the amount of \$2,650.00. Jeanne Dombrowski motioned to approve DW Smith, Patti Gallagher seconded and all in favor. *Motion Carried.*

Pool Deck Repairs – Affordable Landscaping provided a proposal in the amount of \$29,000.00 + tax, Supreme Metro provided a proposal in the amount of \$25,671.62 + tax, Advanced Dimensions Building Group provided a proposal in the amount of \$19,140.00. The Board asked Management to ask Advanced Dimensions Building Group if they would give a better price. Management went to Charlie Looman the owner about a better price and to see if Charlie would rewrite the proposal from repair to replace making this a Capital Improvement and would save the association another \$7,000.00 in tax. Patti Gallagher motioned to approve Advanced Dimensions Building Group, Jim Meyers seconded and all in favor. *Motion Carried.*

Catch Basin Proposals – LMS provided a proposal in the amount of \$93,425.00 + tax, Supreme Metro provided a proposal in the amount of \$74,177.07, Affordable Landscaping provided a proposal in the amount of \$89,000.00 + tax, Advanced Dimensions Building Group provided a proposal in the amount of \$70,850.00. Patti Gallagher motioned to approve Advanced Dimensions Building Group, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

Dogwood Circle Meter Hut- MSI provided a proposal for additional work in the amount of \$2,485.00 + tax. Patti Gallagher motioned to approve MSI, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

Bonding and Grounding – MSI provided a proposal for the bonding and grounding at the pool in the amount of \$500.00 + permits. Jeanne Dombrowski motioned to approve MSI, Sandy Cafro seconded and all in favor. *Motion Carried.*

Pond Maintenance – Clean-Flo International, LLC provided a proposal for the quarterly maintenance of the pond system in the amount of \$500.00. Jim Meyers motioned to approve Clean-Flo International, LLC, Patti Gallagher seconded and all in favor. *Motion Carried.*

No Soliciting Signs- Jefco provided a proposal for no soliciting signs in the amount of \$35.00 each and posts for the signs in the amount of \$25.00 each. Patti Gallagher motioned to approve three signs and posts, Matt Litterini seconded and all in favor. *Motion Carried.*

Stump Removal – Various Locations – LMS provided a proposal to remove stumps throughout the community in the amount of \$1,275.00 plus tax. Jim asked to check with LMS that there was no 730 Maple Court. Jeanne Dombrowski motioned to approve LMS, Patti Gallagher seconded and all in favor. *Motion Carried.*

FINANCIAL: The most recent profit and loss statement was provided with the financial report.

HOMEOWNER FORUM:

A home owner questioned the Board on rent receivership.

A home owner asked that her water logged recycling can be replaced.

A home owner advised that 524 Cypress Court was set for Sherriff's Sale.

ADJOURNMENT: Open Session was adjourned at 8:00pm

NEXT MEETING:

- The next meeting will be Wednesday, April 5, 2017 at 7:30pm in the Office.

Prepared By:

Debbie Haraburda, Community Manager

Approved by:

Pat Gallagher

~~Jeanne Dombrowski, President~~

Pat Gallagher, Vice President