

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

January 4, 2017

Open Session

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## BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President  
Matthew Litterini, Treasurer  
Jim Myers, Trustee  
Sandy Cafro, Trustee

## BOARD MEMBERS ABSENT:

Pat Gallagher, Vice-President/Secretary

## OTHERS PRESENT:

Debbie Haraburda, Community Manager, Jeff Sirot, Esq., Lynn Voorhees, R.C.S., R.S. DW Smith Associates, LLC

## RESIDENTS PRESENT:

Russ Logan, Lori Luthman, Sharon Hoffman, Scott Jordan, Mary Alice Merk, Crescent DiCostonzo, Donna Czubo, Carole Grabowski, Lisa Tomsa, Nancy Sponholtz.

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## 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, November 2, 2016, Jeanne Dombrowski seconded and all in favor. *Motion Carried*

**OLD BUSINESS:** Supreme Metro provided a proposal in the amount of \$19,673.95 + tax. Jim Myers motioned to approve the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

## NEW BUSINESS:

Debbie provided a proposal from BLI Copier in the amount of \$105.00 + tax which includes equipment, parts, supplies & service. Jim Meyers motioned to approve the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

801 Poplar Court -- Premier Construction provided a proposal in the amount of \$29,421.36 tax included, Affordable Landscaping provided a proposal in the amount of \$26,750.00 + tax, Mexem Construction provided a proposal in the amount of \$10,950.00 + tax. Jeanne Dombrowski motioned to approve Mexem if he would add the extra work that was on Affordable Landscaping's proposal, Jim Meyers seconded and all in favor. *Motion Carried.*

503 Cypress Court -- Premier Construction provided a proposal in the amount of \$18,318.96 tax included, Affordable Landscaping provided a proposal in the amount of \$16,425.00 + tax, Mexem Construction provided a proposal in the amount of \$10,950.00 + tax. Jeanne Dombrowski motioned to approve Mexem if he would add the extra work that was on Affordable Landscaping's proposal, Jim Meyers seconded and all in favor. *Motion Carried.*

Supreme Metro provided a proposal to repair 101 catch basins throughout the community in the amount of \$74,177.07. Catch basins were tabled until Management receives 2 additional proposals.

6 Fir Court provided a modification form to replace their exterior vent and trim. Jim Myers motioned to approve, Jeanne Dombrowski 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 purchasing properties that were foreclosed on.

It was asked for LMS to not blow the leaves in the tree line.

A home owner asked that garbage cans be removed from 503 Cypress Court.

**ADJOURNMENT:** Open Session was adjourned at 8:40 pm

**NEXT MEETING:**

- The next meeting will be Wednesday, March 1, 2017 at 7:30pm in the Office.

Prepared By:



Debbie Haralburda, Community Manager

Approved by:



Jeanne Dombrowski, President