

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

March 2, 2016

Open Session

BOARD MEMBERS PRESENT:

Jim Myers, Trustee
Pat Gallagher, Vice-President/Secretary
Matthew Litterini, Treasurer

BOARD MEMBERS ABSENT:

Jeanne Dombrowski, President

PREMIER MANAGEMENT PRESENT:

Keith Smith, Principal, Premier Management Associates
Victoria Miller, Community Manager

LEGAL PRESENT:

Jeffrey Sirot, Esq.

RESIDENTS PRESENT:

Scott Jordan, 11 Maple

CALL TO ORDER

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

MINUTES:

- Pat moved to approve the Minutes from last meeting, February 3, 2016, Jim seconded and all in favor, *Motion Carried*

OLD BUSINESS: None

NEW BUSINESS:

Pool House Roof: After reviewing three proposals for replacing the Pool House roof, Jim moved to accept the proposal from *Premier Construction for \$ 9,600.00. Matt seconded, all in favor, *Motion Carried*.

Funding is from Replacement Reserves

*Premier Management Associates, Inc. and Premier Construction Associates, Inc. are related entities with common ownership, which was fully disclosed to the Board prior to the bidding process. The Board competitively bid this project and selected this vendor after due diligence, including consultations with the Association's counsel

Sidewalk Project: Phase One was bid out by Falcon Engineering and the Board reviewed several proposals. After review, Jim moved to award the the contract to A-Tech Construction for \$ 200,000.00. Mat seconded, all in favor, *Motion Carried*

Funding is from Replacement Reserves

FINANCIAL: The Premier Financial was not yet available but will be later in the week.

Homeowner Forum :

Scott Jordan asked about the concrete project phasing and time frames for the whole community.

The Project will be done in several phases, in order of age and to address immediate safety concerns throughout, until complete in four to five years.

Scott Jordan asked about the roof project for Pool House.

The roof is original construction and past due for replacement.

Scott Jordan asked about receiving a detailed financial statement each month.

The Board issues an annual audited financial statement available to member, but Keith Smith invited Mr. Jordan to Englewood to review whatever records he wished to see.

ADJOURNMENT: Open Session was adjourned at 8:09pm

NEXT MEETING:

- The next meeting will be Wednesday April 6, 2016 at 7:30pm in the Office.

Prepared By:
Victoria Miller, CMCA
Community Manager

Approved by:
Pat Gallagher, Vice-President