

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

November 1, 2017

Open Session

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Sandy Cafro, Secretary
Jim Myers, Trustee

BOARD MEMBERS ABSENT:

Pat Gallagher, Vice President/Secretary

OTHERS PRESENT:

Debbie Haraburda, Community Manager, Ellen Goodman, Esq.

RESIDENTS PRESENT:

None

CALL TO ORDER

- The Open Session was called to order at 7:00 pm. The above-noted individuals were in attendance.

MINUTES:

- Jeanne Dombrowski motioned to approve the Open Minutes from the last meeting, October 4, 2017, Jim Myers seconded and all in favor. *Motion Carried.*

OLD BUSINESS: None

NEW BUSINESS:

- Jim Myers motioned to approve the appointment of Sandy Cafro to the Board as Secretary, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*
- 2018 Budget – Sandy Cafro motioned to approve the 2018 Budget with no increase until assessments and allocations are completed, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*
- Jim Myers motioned to approve taking \$100,000 out of Surplus to be added to Reserves, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*
- Elm Terrace Parking – Debbie Haraburda will be sending a letter to all residents of Elm Terrace, explaining the costs incurred by the Association for the additional spaces that were added less than 10 years ago, and should the Elm Terrace residents decide to move forward with the effort, the expenses will be paid by those that request work to be performed.
- 76 Elm Terrace Towing – Jeanne Dombrowski motioned to deny crediting the resident's homeowner fees for the towing charge, Sandy Cafro seconded and all in favor. *Motion Carried.*
- Condo's Violations, Painting, Garage Door Numbers – Jeanne Dombrowski motioned that those Condo's with house numbers that are not brass, must be replaced within 90 days and they will be given the opportunity to have Pablo install the numbers, which will be purchased by the homeowners. Jim Myers seconded and all in favor. *Motion Carried.*
- Handbook – Debbie Haraburda will be mailing out the revised pages to the original Handbook to all Sun Ridge homeowners.

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

HOMEOWNER FORUM: None

ADJOURNMENT: Open Session was adjourned at 7:20 pm.

NEXT MEETING:

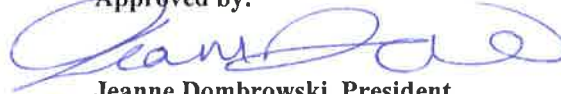
- The next meeting will be January 3, 2018, at 7:30pm in the office.

Prepared By:



Sandy Cafro, Secretary

Approved by:



Jeanne Dombrowski, President