

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

October 4, 2017

Open Session

BOARD MEMBERS PRESENT:

Jeanne Dombrowski, President
Pat Gallagher, Vice-President/Secretary
Jim Myers, Trustee

BOARD MEMBERS ABSENT:

Matthew Litterini, Treasurer
Ed Dubroski, Secretary

OTHERS PRESENT:

Debbie Haraburda, Community Manager, Jeff Sirot, Esq., Ellen Goodman, Esq.

RESIDENTS PRESENT:

Daniel Dojlidko, Scott Jordan, Josh Shapiro, Helene Gnudi, Hanif Ghiya, Ruksana Ghiya, Rich Gnudi, Don Franklin, Nancy Sponholtz

CALL TO ORDER

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

MINUTES:

- Jeanne Dombrowski moved to approve the Open Minutes from the last meeting, September 6, 2017 with changes, Patti Gallagher seconded and all in favor. *Motion Carried.* Debbie Haraburda emailed the changes to Ed Dubroski on Monday October 9, 2017. To date I have not received the changes.
- No September 6, 2017 Executive Session Minutes.

OLD BUSINESS: None

NEW BUSINESS:

127 Locust Court – LMS provided a proposal to remove 2 declining Austrian Pines in the rear of the unit, grind stumps and soil and seed area to establish turf in the amount of \$1,850.00 + tax. Patti Gallagher motioned to approve the proposal, Jeanne Dombrowski seconded and all in favor. *Motion Carried.*

One Call Now – One Call Now provided a proposal in the amount of \$2,405.12. One Call Now was tabled.

New Hand Book – Jim Myers motioned to approve the new hand book, Patti Gallagher seconded and all in favor. *Motion Carried.*

Skimmer Line Leak/Return Line Leak – Aquatic Service provided a proposal for both leaks in the amount of \$4,000.00 + tax. Jim Meyers motioned to approve the proposal, Patti Gallagher seconded and all in favor. *Motion Carried.*

Multiport Valve on #6 filter – Aquatic Service provided a proposal in the amount of \$1,139.70 + tax. Patti Gallagher motioned to approve the proposal, Jim Myers seconded and all in favor. *Motion Carried.*

Winter Algaeicide and Enzyme 2017 – AquaSafe Pool Management provided a proposal in the amount of \$667.97 tax included. Jim Myers moved to approve the proposal, Patti Gallagher seconded and all in favor. *Motion Carried.*

Premier Management Associates provided a new 3-year proposal with a 2 % increase each year. Jim Myers motioned to accept the proposal, 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: Residents were complaining about parking on Elm Terrace and stated that they are getting ticketed.

ADJOURNMENT: Open Session was adjourned at 7:50pm.

NEXT MEETING:

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

Prepared By:


Debbie Haraburda, Community Manager

Approved by:


Jeanne Dombrowski, President