

SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

September 7, 2016

Open Session

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

None

PREMIER MANAGEMENT PRESENT:

Jacqueline Hanlon, Community Manager

RESIDENTS PRESENT:

Jackie Fleming

CALL TO ORDER

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

MINUTES:

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

OLD BUSINESS: Catch Basin proposals were submitted from Supreme Metro, Beckage Sealcoating and Eosso Brothers. Patti motioned to accept the bid from Supreme Metro, Jim seconded, all in favor. *Motion Carried.*

NEW BUSINESS:

Jacque provided the proposal from Aquatic Service for the winterization of the pool. Jeanne motioned to approved and Patti seconded, all in favor. *Motion Carried.*

Jeff presented the Board with a letter for 801 Poplar Court. The unit is up for Sheriff's Sale and Jeff suggested that the Association bid on the property in an amount up to \$129,000. The Board discussed same and decided to follow the advice of counsel and bid on the unit. Jeff will advise the Board as to the amount necessary to bid on the unit.

Jacque presented the Board with a proposal from Comcast for service for the internet, phone and WiFi. The office has had ongoing problems with internet connection and the WiFi at the pool area. Patti made a motion to sign the proposal, Jeanne seconded, all in favor. *Motion Carried.*

Jacque presented the Board with copies of letters and back up from Greater NY Insurance Companies. The driveway apron issues that were overlooked in the initial contract project were addressed in the correspondence as early as 2015 and were inadvertently overlooked when the project was completed. The Board discussed this matter at length with counsel and it was agreed that the cost of the driveway aprons for Spruce Court would be absorbed by the Association as this was considered common property and all other condominium sections were afforded the same courtesy. Patti made a motion to accept the proposal from Supreme Metro for the driveway aprons, Jim seconded, all in favor. *Motion carried.*

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

HOMEOWNER FORUM:

A homeowner addressed the Board regarding outstanding late fees. Jeff advised the homeowner that the Board would review her account and make a decision based on same.

ADJOURNMENT: Open Session was adjourned at 7:40 pm

NEXT MEETING:

- The next meeting will be Wednesday, October 5, 2016 at 7:30pm in the Office.

Prepared By:
Jacqueline Hanlon, CMCA

Approved by:
Jeanne Dombrowski, President