

# SUN RIDGE OWNERS ASSOCIATION

Board of Trustees Meeting

September 6, 2017

Open Session

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## BOARD MEMBERS PRESENT:

Pat Gallagher, Vice-President/Secretary  
Matthew Litterini, Treasurer  
Ed Dubroski, Secretary

## BOARD MEMBERS ABSENT:

Jeanne Dombrowski, President  
Jim Myers, Trustee

## OTHERS PRESENT:

Debbie Haraburda, Community Manager, Jeff Sirot, Esq., Ellen Goodman, Esq., Robert Boak, Esq., Donald Scholl, Esq., Nick Lochetta, Esq., William Hull, American Pool, Scott Lieberman, Preferred Pool Management Inc. Patti Gallagher, Dave Cortright, Terry O'Neil

## RESIDENTS PRESENT:

Marie Tanzi, Scott Jordan, Karen Colantuono, Rebecca Beach, Kevin Beach, Max Wolinger, Kate Millsaps, Nancy Sponholtz, Lauren Strella, Daniel Dojliollo, Andrew Wahba

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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:

- Pat Gallagher moved to approve the Open Minutes from the last meeting, July 5, 2017 Matt Litterini seconded and all in favor. *Motion Carried*
- No September 6, 2017 Executive Session Minutes.

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**OLD BUSINESS:** MOA – The Attorneys discussed language change in the MOA. Jeff Sirot will make the changes in the language and forward to the Board for approval before circulating to the Condominium Attorneys.

Updated Reserve Study – Patti Gallagher motioned to approve the updated study, Matt Litterini seconded and all in favor. *Motion Carried.*

## NEW BUSINESS:

2018 Pool Proposals – American Pool provided a proposal in the amount of \$76,000.00, Preferred Pool Management provided a proposal in the amount of \$55,918.00, Aqua Safe provided a proposal in the amount of \$58,656.00. Patti Gallagher motioned to approve Aqua Safe, Ed Dubroski seconded and all in favor. *Motion Carried.*

2018 Pool Opening – Aquatic Service provided a proposal in the amount of \$4,402.30. Patti Gallagher motioned to approve the proposal, Matt Litterini seconded and all in favor. *Motion Carried.*

2018 Pool Closing – Aquatic Service provided a proposal in the amount of \$2,128.75. Matt Litterini motioned to approve the proposal, Patti Gallagher seconded and all in favor. *Motion Carried.*

2<sup>nd</sup> Tot Lot Fence – York fence provided a proposal for the 2<sup>nd</sup> tot lot fence in the amount off \$9,415.00. Patti Gallagher motioned to approve the proposal, Ed Dubroski seconded and all in favor. *Motion Carried.*

Golf Cart – Vic Gerard provided a proposal in the amount of \$3,580.31 + tax, Golf Carts Inc. provided a proposal in the amount of \$2,350.00 + tax. Patti Gallagher motioned to approve Golf Carts Inc., Matt Litterini seconded and all in favor. *Motion Carried.*

Crackfill, Sealcoating and Line Striping – Advanced Dimensions Group provided a proposal for all courts and walking paths in the amount of \$165,990.00. Patti Gallagher motioned to approve the proposal, Matt Litterini seconded and all in favor. *Motion Carried.*

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

**HOMEOWNER FORUM:**

**ADJOURNMENT:** Open Session was adjourned at 8:30pm.

**NEXT MEETING:**

- The next meeting will be October 4, 2018, at 7:30pm in the office.

**Prepared By:**

**Ed Dubroski, Secretary**

**Approved by:**

  
**Jeanne Dombrowski, President**