

# Board of Directors

## Regular Meeting Minutes

**Tuesday, March 11, 2025 at 7:00pm**

Location - ZOOM Meeting

- I. Call meeting to order- 7:02 pm by Ryan Anderson

Quorum was met- Ryan Anderson, David Guinane, Sean Greenberg, Zack Greenberg, Allan Frishberg and Property Manager, Sherrilyn Albin was present by Zoom

- II. Agenda review and approval- Ryan Anderson made a motion to approve Meeting minutes for tonight as presented, minus item 5 RFID violations, this was seconded by Zac, and unanimously approved

- III. Meeting minutes

- A. February 11, 2025- Ryan made a Motion to approve the meeting minutes with one change: a change of Motion under new business item A, Motion was made by Sean not Zac., this was seconded by Sean, unanimously approved.
- B. February 17, 2025- Ryan made a Motion to approve the meeting minutes, Sean seconded, unanimously approved

- IV. Recommend violations for Compliance Committee review

- A. Maintenance- Ryan made a motion to table until next BOD meeting, Sean seconded, unanimously approved
- B. Parking- Ryan approved to send to compliance committee to review, Sean seconded, unanimously approved (Randy S, volunteered to help office)

- V. RFID- Tabled until next meeting

- VI. New Business-

- A. E-Vote registration contest drawing- We did the drawing at the zoom meeting. The winner's name was pulled out of 109 registrants from the owners who registered to EVOTE, the computer system generated the number 93 which chose-

Allen Farmanski at 8299 Calabria Lakes Drive to receive a \$100 gift card

## VII. Updates

- A. Sidewalk maintenance- we are getting vendor quotes for repairs
- B. Playground floor repair- it was repaired to our satisfaction
- C. Street signs- we received two bids and will decide this week
- D. New Lake Company- we chose Lake Doctors and they are coming out this week to treat our lakes
- E. Fountain maintenance contract- Board will review contract to see if we want this
- F. Interkleen Janitorial- we were unhappy with cleaner; we now have an excellent new woman cleaner
- G. Pool Table- we are hiring a company to replace the pool table felt
- H. Basketball Emergency Fire Door- we are exploring options to keep the door alarm battery from going dead when they leave the door open
- I. Camera Company – CCTV- we need 5 new cameras and they are not working in our office and have bid them out. Waiting for estimates.

- VIII. Adjourn- Ryan made a motion to adjourn at 7:56pm, it was seconded Sean, unanimously approved.

By Sherrilyn Albin