



**Fairway Club “O”  
Board of Directors’ Meeting Minutes  
Friday, April 7, 2017**

**I. CALL TO ORDER**

President Lou Damone called the meeting to order at 10:15 AM. A quorum was established. Board members Lou Damone, Penny Hirsch, Judy Kaplan, Grace Orlando and Bob Shore were present. Property Manager Fred Grotke was in attendance.

**II. MINUTES**

The Secretary read the minutes of the February 10<sup>th</sup> General Meeting and the February 28<sup>th</sup> Special Meeting. They were approved as presented.

**MOTION: Lou moved to accept the minutes as presented. Bob seconded. The motion carried.**

**III. TREASURER’S REPORT**

Secretary/Treasurer Judy Kaplan reported the following entrees on the Balance Sheet as of February 28, 2017: operating cash is \$56,462.21; cash reserves are \$140,733.06; accounts receivable are \$17,211.20; other assets are \$15,190.07. The total of all assets is \$229,596.14

Current liabilities are \$13,018.31; reserves are \$140,733.06; operating surplus is \$75,845.17 and total liabilities and equity are \$229,596.14.

GRS is still adapting to a new computer program and should have that addressed by May. Judy once again requested that Fred G. contact GRS to provide Board members with training for this new program.

**MOTION: Grace moved to accept the Treasurer’s report. Penny seconded. The motion carried.**

**IV. PRESIDENT’S REPORT**

**A. Building Report**

President Lou Damone reported the following:

- Although there are many challenges, on a daily basis, the Board is proud to advise residents that the building is in a healthy financial state.
- For those who were unable to attend the special meeting, he explained that the Board voted to proceed with foreclosure of one apartment where it was more than \$4,000 in arrears. He advised that there are many options offered to an owner to avoid this serious action.
- GRS’s new financial program will necessitate the Board getting some training to use the system efficiently.
- The canal in back of the building seems to have been cleaned out successfully and we will have 2 more water treatments this year. After the rainy season it should look very nice. We will approach the Golf Course owner and request that he now continue to maintain the canal.
- At this time it seems that all of the roof dryer fans have been replaced and are working well.
- It was reported (thanks to Hank Gardner) that cars are appearing in the parking lot between the O and the B building that did not belong there and at late night hours. Police were summoned and the car

occupants were questioned and advised not to return to this area. Lou requested that all residents help whenever they see a situation that does not seem appropriate and take action.

- Lou advised that Unit 115 has been sold. The door will be replaced or repaired and all money owed is received before the Board releases the unit for settlement. There will be a long term renter in Unit 213. Unit 302 is still in foreclosure and unresolved at this time.
- Jeff Dunstan has volunteered to assist when the roof needs to be opened. His name will be added with Willy's on the bulletin board list by the elevator.
- There will be building elections in November 2017. Lou encouraged anyone with an interest in becoming a Board Member to be sure to apply at the appropriate time. GRS will be sending our advisory letters in September.
- Lou clarified that although the Masters Association wants to repave the roads of the community they are waiting until reserves are adequate. These reserves are not those of Building O.

### **B. Landscaping Report**

Grace reported that the landscaping looks beautiful. The landscaper will be tending to the flower beds around the middle of every month. If there are any questions or requests about the landscaping, please get in touch with Grace directly.

## **V. COMMUNITY REPORTS**

### **A. Masters Report**

No report

### **B. COP Program**

Penny reminded residents that more members for the COPs program were needed.

### **C. P.O.A. Report**

Bob Shore reported that:

- The LED lighting in the parking lot between O and B buildings has been installed. It appears to be extremely effective in keeping the area very bright
- The parking lots are scheduled to be resurfaced during the summer.
- Chairs at the pool are being cleaned or replaced.

### **D. Rec. Report**

No report

### **E. Manager's Report**

Although Fred G.'s report always seems to be covered by the Board during the meeting, we often turn to him for guidance and appreciate his expertise.

## **VI. OLD BUSINESS**

- A new LED bulb has been installed in the Recycling area.
- Readjusting the timer position for building O lights continues to take place as needed.
- Unit doorway lights will be changed to LED when the current supply of bulbs is exhausted.

## **VII. NEW BUSINESS**

- Lou will try to find a replacement rug for the elevator that is more attractive.
- An informative presentation was made by Joe Staniewicz of Restoration 1 relative to the correct way to leave your unit when vacationing or leaving for the summer. He also discussed Hurricane Preparedness and distributed FEMA flyer with basic emergency supply kit recommendations.
- Once again we thank Penny for the delicious cake. Refreshments always seem to add so much as we socialize with our neighbors.

## **VIII. ADJOURNMENT**

The Meeting adjourned at 11:45 AM.