



Fairway Club “O”
Board of Directors’ Meeting Minutes
Friday, February 10, 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. Dottie Sherman was unable to attend this meeting.

Lou advised residents that Penny Hirsch has agreed to fill in as Assistant Treasurer until Dottie returns or the next election takes place in November 2017.

II. MINUTES

The Secretary read the Annual Meeting minutes of December 9, 2016. They were approved as presented.

III. TREASURER’S REPORT

There was no Treasurer’s report since GRS did not provide one. Funds received from the Insurance Company and the bank that now owns unit 115, (approximately \$6,000.00 each) have not yet been posted. A new computer program has been installed at GRS and should provide monthly information. The Treasurer will now be able to pull information up at any time. Judy requested that GRS provide training for this new system to Penny, Judy and Lou. Fred G. will set this up.

MOTION: Judy moved to accept all of the motions that were made at the Annual Meeting on December 10, 2016. Grace seconded. The motion carried.

IV. PRESIDENT’S REPORT

• **Apartments for Sale**

Lou asked residents to inform the Board when a residence is for sale. Often Board members know of interested buyers. Several apartments are currently available and sales are taking place very quickly. There are already 2 new residents (#211 and #312). Foreclosure is taking place on Apt. 302 but that is a very slow process. Repair of the door of apartment 115 will take place in conjunction with the sale of that unit.

• **Building Maintenance**

Lou reported that we have been having problems with the elevator. Oracle seems to have resolved the issue. An inspection was done by PBC. The phone in the elevator was not working and needed to be replaced. There were many unexpected costs related to this issue. The new phone costs \$950.00, \$1,200 to monitor, \$130.00 for an evacuation manual totaling almost \$2,300.00.

Lou advised that if a resident has any problem with his smoke alarm, wires should not be disconnected. If disconnected, the Alarm Monitoring Company gets notified and a technician is sent out to the building. There is a cost of \$300.00 every there is a trouble signal. During the day, call Contractor’s Alarm at 561-689-1736 acct # 460-2843. Thank you for your cooperation and sharing this information with other neighbors. If possible, please call this number.....

Lou requested that owners having repairs or service workers done should have the company place a tarp or newspapers on the catwalk for protection. Owners will be responsible for any damage to the catwalk or landscaping.

Lou advised that if a car has an oil leak, the car must be repaired and the oil spill cleaned up by the owner.

- Landscaping

Grace reported that the landscaping looks beautiful. Thanks again to the committee that initiated the plantings. The landscaper will be tending to the flower beds around the middle of every month.

V. COMMUNITY REPORTS

Masters Report

Lou advised that after many years of service to the Community, Jack Schwartz will no longer be the POA's Master's Board Representative. Bob Segal will be taking over that job. Joel Duberstein will now be supervising the landscaping, roads and other Master's tasks. We thank Jack for the outstanding job he has done for us. The Master's Board has determined that the community needs new roads. The cost will be approximately \$2 million dollars. They are currently trying to build up reserves in preparation for this very large expense. However, it appears that Fairway Club's current needs are not being addressed i.e. painting of lines and curbs, plantings on the median, etc.

COP Program

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

P.O.A. Report

Bob Shore reported that the POA:

- Voted to reimburse Fairway O for the Vulcan bill created by setting traps, monitoring, capturing, and euthanizing raccoons. They also voted to reimburse buildings in the future, should this cost arise again.
- Change the parking lot lighting to LED. This should make the lots brighter and be less expensive. Bids are currently being solicited.
- Fairway Club Parking lots are scheduled to be resurfaced in the Summer.
- Solar panels have been investigated and it may take many years to recoup costs for installing them.

Bob will also be changing unit lights to LED also.

Rec. Report

The new Fairway Club representatives to the Rec. Board are Marlene Krauss, Bob Mendell, and Sy Skolnick.

Manager's Report

No new business.

VI. OLD BUSINESS

There was no old business

VII. NEW BUSINESS

There was a discussion regarding cats that keep appearing around the building. PBC will capture the cat, return it to resident for neutering (resident to pay all costs), and then return the cat back to the same location.

VIII. ADJOURNMENT

The Meeting adjourned at 11:00 AM.

The next Building O meeting is tentatively scheduled for Friday, April 7, 2017.