

Board of Director's Meeting Minutes
February 21, 2024

Call to Order: by President Bob Upson at 7:28 PM.

Establish a Quorum: There was a quorum Directors Present: Janet Aho, Colleen Shaffer, Russell Budd, Sally Goodman, Bob Upson, Greg Mihalko, Brian Hestick, Michelle Hujan

Directors Absent: Cesar Romagosa

Approval of Minutes: Meeting minutes from January 17, 2024 Monthly Meeting. Motion to approve by Greg and second by Sally. Unanimously approved.

Treasurer Report: Janet Aho reported credits, debits and net amounts for the Swim Club, HOA, Reserves and Operating Funds as of January 31, 2024. Janet answered questions pertaining to interest and negative income. Bob mentioned that the negative income was due to coupon books going out late. This will be worked out for future on time delivery. There should be no late fees assessed for first quarter.

Committee Reports:

Landscaping: Michelle discussed the weed problem and the possibility that bushes were dying due to spraying of insecticide. She will ask landscaper to stop spraying and pull weeds by hand. Brian, Greg and Michelle are working on the revised berm scope. Greg mentioned the possibility of a walkway and the need of a barrier which could potentially be a trip hazard. They are working with the landscaper on a proposal for the Berm revision.

Entertainment: Sally thanked the entertainment committee and James and Larry for a successful Chinese New Year dinner. 45 people attended and everyone had an enjoyable evening. Sally thanked her team and James Davy for all his help. Weekly bingo has been canceled due to lack of attendance. Judy Sirois is doing a great job with chair yoga and crafting. There will be a shuffleboard and pizza party on February 25th. No entertainment planned for March.

ARC: Greg reported 3 approvals- 1 roof, 1 patio enclosure and 1 house painting February looks to be busy.

Violations: Greg reported there were 8 lollipop light and 6 assorted minor issues. Letters were sent.

Old Business:

Budget. Bob mentioned a concern about approved budget. Previous budget mailing stated proposed and not approved budget.

Clubhouse Improvements. Mattamy not prepared with a timeline or scope of project. Possibly at the March monthly meeting.

New Business:

Cable Contract: Bob mentioned the need for a cable initiative. We have no formal contract with Comcast and there have been increases in cost without improvement to the infrastructure. There is a need to investigate with other companies. Margie Hoffman asked if there was a need for new wiring and Bob replied yes! A procurement committee is needed. Russ volunteered for the committee and there will be a request in the newsletter for association members to help with recommendations.

Russ asked Ed Hinkle who Mattamy is using for their Development. He replied Blue Stream and Colleen mentioned she would be interested in talking with them.

Clubhouse Reservation Policy: Sally mentioned to update the policy but was concerned about changes. There was a discussion among board members. Trash removal should be added to policy- we will supply trash bags. A conditional refundable deposit of \$200 was mentioned. Open to all Swim Club members. Reservations limited to only 2 Saturdays and 2 Sundays a month within the hours of 8AM-9PM at a charge of \$10.00 per hour. There will be a \$100 charge if the alarm is set off. Margie Hoffman questioned if card players will be charged for clubhouse use. It was discussed that the clubhouse is for use by all swim club members for their enjoyment. Charges are for members who are holding parties and events for their personal friends and family outside of the community and restricting other members involvement. Bob made a motion to approve the Reservation Policy as discussed. Colleen seconded. Bob, Colleen, Russ, Brian, Greg, Michelle and Janet (by not voting) approved. Sally opposed. Policy is approved.

Members Forum:

Ed Hinkle mentioned the bench by the pool needs to be looked at due to a mold issue. Bob will look at it.

Judy Kaufman wanted everyone to know that the Clubhouse Library recycles some books with the Greenacres Library when it gets overwhelmed with donations. There was a brief discussion as to where to drop off books, etc. Judy, Arlene Stropoli and Candy Curran will be monitoring the library. Bob asked everyone to respect the books and the volunteers.

Ed Hinkle updated on the golf course clubhouse destruction. We will see movement very soon.

Adjournment: Michelle made a motion to adjourn the meeting, seconded by Brian and unanimously approved at 8:41 PM.

Next Meeting: Regular monthly meeting scheduled for March 20, 2024 6:30PM

Respectfully submitted by Bobbi Delcorio