

LAKE PINELOCH VILLAGE CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting – July 27, 2017

Lake Pineloch Village Management Office at 6:30 PM

Minutes

Meeting called to order at 6:32 pm.

Board Members present as listed below

Board of Directors:

Burch Helm	President	Susan Storch	Director
David Peck	Vice President	Gloria Lobnitz	Director
Elizabeth Alonso	Secretary	Joe Krawczyk	Director
Sandy O’Hern	Treasurer		

Present from Management Company as listed below

Angela Smith	Community Association Manager
Greg Ashworth	Leland Management, Director of Management
Katie Ronan	Community Association Manager

MEMBER COMMENT PERIOD

Main topic was landscape issues. Webworms, weeds, overall dissatisfaction of service.

It was also noted that Gloria Lobnitz will be resigning upon the sale of her condo and leaving the board.

APPROVAL OF MINUTES

Gloria Lobnitz motioned to approve minutes from June 29, 2017 board meeting. Susan Storch 2nd the motion. Motion carried all in favor.

MANAGERS REPORT: Angela Smith provided the community manager’s report. During the report, Gloria Lobnitz made a motion to approve the proposal from Herbert the Handyman, to do the trim around the mailboxes, not to exceed \$2,500.00, the motion was seconded by Joe Krawczyk, and the motion carried all in favor with cedar being the chosen material.

TREASURER’S REPORT: Sandy O’Hern presented the Treasurers report.

COMMITTEE REPORTS

A. Budget & Finance Committee

Landscape Recommendations Approval: Sandy O’Hern made a motion to approve the proposal submitted by Jonathan Stirman, at a cost not to exceed \$4,510. 2nd by Elizabeth Alonso, motion carried all in favor. It was also noted that the cost will exceed budget, but it must be done as a matter of safety. The items approved on the estimate were to Trim the large laurel oak in front of building 18, removal of rotten tree in front of building 26 and removal of large oak tree behind building 26, to include stump grinding.

B. Architecture & Engineering Committee

Plexiglass status: It was noted that the association should seek out a vendor for the plexiglass installation. It was brought up that the **sills** of **building 1** were never included in the original scope of repairs, so Susan Storch made a motion to approve the sills bid for building 1, seconded by Elizabeth Alonso, and the motion passed all in favor for the approval of the Bensel Enterprises proposal.

Stair Grinding and painting update: The painting of the stairs sample was started during the week of the board meeting. There’s nothing further to report on this yet. Sandy advised that the stairs repainting must be in the budget workshop.

C. Landscape Committee

Jonathan Stirman bid for tree removal (attached): The bid was approved as discussed in the Budget and Finance section.

Memorial Tree: Sandy O’Hern made a motion to approve the request to plant the memorial tree offered by the friends of Ashleigh Bizzelle, who was a Lake Pineloch resident that passed away, seconded by Dave Peck, and motion passed all in favor.

Budd Group Meeting Summary: Burch Helm discussed the meeting had with the Budd Group, and a proposal from Budd Group was included in the Board Packet. Susan Storch made a motion to give Budd Group 2 weeks to complete the list proposed then review and if not completed give them 30 day notice. Motion was seconded by Glorinda Lobnitz, but after further discussion, Susan withdrew her motion. A motion was made by Sandy O'Hern that they give the Budd Group a 30 day notice to cure, then will review/revisit in September. The motion was seconded by Susan Storch, and the motion carried all in favor.

D. **Security Committee:** Burch Helm recapped the meeting earlier.

- **Camera Status:** It was noted that the 2 new High Definition cameras were installed for the exit gate.
- **Monitor Status:** It was decided that one of the office laptops would be transferred to the gate house to accommodate the additional data for the cameras. IT would need to transfer the programs currently on there to another laptop.
- **Dock Safety and Repairs:** Since the original bids came in, further damage happened to the dock so the bids have to be revised and revisited.
- **Dock Sign Status:** This was tabled until the Board could see photos of the areas where the sign could be mounted. It was suggested a second duplicate sign be ordered, at a cost of \$70.00 to be placed at the end of the dock under the gazebo as well.

UNFINISHED BUSINESS

Salerno Planter (Picture Attached). The planter is now complete.

NEW BUSINESS

- Dumpster Area cleaning schedule
- Replacement of board member discussion, who should be appointed? It was discussed that Gloria Lobnitz would be leaving the Board of directors. Burch Helm asked all members to seek out potential candidates willing to serve and advise the Board.

MEMBER COMMENT PERIOD

General chat over landscaping.

ADJOURNMENT at 8:25 pm.

Approved
President

Approved
Secretary