

McNeill Farms Condominium Association Board
Meeting Minutes, January 21, 2021

In Attendance:

Mary Beth Benish
John DeRoche
Regina Harper
Cindy Reid
Andy Bracken*
Charmaine Cioci*

Jody Rine (Case Bowen Management Representative)

* Sitting in on vacant board seats for board members (Joe Lesko and Theresa Uher) who have resigned from the board.

At 6:29 pm the meeting was called to order by John DeRoche.

Delinquencies

Delinquencies are down to \$165.095.

Treasurer's Report

Cindy Reid reported to the board that the checking account pays for operating expenses. The reserve fund pays for capital expenses and projects. The loan for roof repairs will be paid off in 2029.

We need a new money market account to protect monies so funds can be FDI insured. A new account will be opened at First Merchant Bank. Jody will begin the process.

The water bill has increased. This increase may be due to more people working from home due to COVID.

A motion was made that the Treasurer's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

President's Report

John DeRoche reported that progress was being made on the unit that was burned.

Front space is a common area and must be kept uniform. The owner of the residence on Glenkirk Drive with a raised flower bed has received a certified letter from attorney, Brad J. Terman. The letter informs the owner that his raised flower bed in the front was not approved by the Association and must be removed immediately.

Damage to the brick wall (entry way) needs to be fixed.

A motion was made that the President's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

Property Manager's Report

Jody Rine suggests a Reserve Study be done in 2022. The Reserve Study looks at the property and reports where you should be in 20 years. This is a future guide for the association. She suggested a Financial Audit be done in 2021.

Landscape and pine tree clean up cleanup cost is \$5,917.88.

A motion was made that the Manager's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

Clubhouse Gym Opening

Jody discussed options for opening the gym with Sheila (Clubhouse Manager). Opening the gym with limited hours from 6 am – noon and 5 or 6 PM – 9 pm with possibly 2-3 people using the gym at a time was an option. An appointment would have to be scheduled in advance to use the gym. The major concern is information governor DeWine reported that 80% of COVID spread happens at restaurants, bars and gyms (all indoor and enclosed environments.) John DeRoche suggested we wait until the February meeting to discuss opening the gym after a review of expenses and the status of COVID-19 cases can be evaluated and discussed.

New Business

Planting trees in places where existing trees had been taken down such as on Call Road was discussed. The board will discuss planting new trees further at the October budget meeting.

Finding parking at mailboxes has been an issue for residents with limitations. It was suggested to put up two handicap parking signs at places where residents have addressed this concern.

One more Board member needs to be added to the Signature Card. Board member(s) need to be added to the Signature Card.

Cindy Reid suggested we move \$50,000 from the checking fund to a new Money Market account. A motion was made that the money be moved. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

The next closed Board meeting will be held on Thursday, February 18 at 6 pm. Meetings will be open to the community once COVID restrictions have been lifted.

Mary Beth Benish moved that the meeting be adjourned. Regina Harper seconded the motion.

The meeting was adjourned at 8:15 pm.

Minutes submitted by:

Regina Harper

Director,

McNeill Farms East

Condominium Association