

McNeill Farms Condominium Association Board

Meeting Minutes, February 20, 2014

In Attendance:

Bobbie Imowitz
Cindy Reid
Carol Shown
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: Rochelle Smith

At 8:10 p.m. Ron Shown called the meeting to order.

Clubhouse Security System

Due to its age the Clubhouse security system is costing more to operate and is experiencing more frequent maintenance issues. Steve Byrne and Dave Zimmerman from Total Security Protection were invited to speak to the Board about the products and services they can offer for improved and more efficient security at the Clubhouse. They offer equipment from ADT and Monotronics which both work on Wi-Fi with a battery back-up to keeping them active even when electrical service is interrupted. These systems allow for multiple access codes to better monitor who is entering the building in off hours, a two way voice system that connects to the monitoring service, and a "panic" button feature for use during hours of operation. After a relatively small equipment and installation cost, the service will cost less per month than the current service from Stanley. Parts and maintenance would be covered under warranty rather than out of pocket for the current obsolete system. They were asked to submit a written proposal for the Board to consider at the next meeting.

Treasurer's Report

Theresa Uher moved that the treasurer's report be approved as presented. Bobbie Imowitz seconded the motion. Motion carried.

Minutes of January 23, 2014 Meeting

Cindy Reid moved that the minutes for the January 23, 2014 meeting be approved as submitted. Bobbie Imowitz seconded the motion. Motion carried.

Manager's Report

Clubhouse Items

- After an incident with a homeless person coming in the clubhouse a new lock has been put on the vestibule door. Golden Bear installed the lock / \$111.55
- The pool pump room heater motor needed to be replaced. Jackson Heating / \$536.65

- The rowing machine may need a new belt and display panel a work request has been sent to Universal Fitness.
- The parking lot lights were not working properly. A new timer was installed. The outlet on east wall was bad. Integrity Electric Solutions repaired / \$200
- An owner sent in a "thank you" regarding assistance from clubhouse attendant Dennis Kinsey.

Chimney Cleaning / Inspections

Midtown has completed all rooftop inspections. 61 units need to be inspected from inside. Painting of crowns will be done end of March / weather permitting.

The next Board Meeting will be held March 27, 2014.

The meeting was adjourned at 9:25 p.m..