

McNeill Farms Condominium Association Board

Meeting Minutes, March 19, 2015

In Attendance:

Mary Beth Benish
Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 7:05 p.m. Ron Shown called the meeting to order.

Minutes – February 19, 2015

Bobbie Imowitz moved that the minutes of the January 22, 2015 open meeting be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

Treasurer's Report

The amount of fees owed to the Association decreased. Treasurer Cindy Reid moved that we move \$100,000.00 from the operating account to the reserve account as we have been in the black over the last three months and had a substantial balance in the checking account at the end of each month. Bobbie Imowitz seconded the motion. Motion carried. Theresa Uher moved that the treasurer's report be approved as presented. Mary Beth Benish seconded the motion. Motion carried.

Manager's Report

Roofs

Jim Hughes has completed three more roofs:

7272-7282 Donovan
7306-7316 Donovan
7322-7332 Donovan

The week of March 23, 7338-7348 Donovan is scheduled.
After this, there will be 11 roofs remaining.

Note: Jim will be giving us a quote to fabricate a chimney cap for the clubhouse

Fence Replacements

John DeRoche has reached the \$50,000 budgeted for these replacements this year. There are a few promised that will be completed. The ones that have been done will need to be stained in the summer to preserve the wood. This money will come from the operating. John will submit a bid before starting this work in the summer.

Reserve Study

The study is complete and the report has been delivered. The balance of \$2,975.00 has been paid to Reserve Advisors.

Clubhouse Doors

Three companies were asked to quote door replacement:

- 1) Golden Bear / they only repair and replace locks
- 2) The Door Company / \$2,977.53 / \$7,840.88 for all three doors
- 3) Pad Door Systems / \$3,571.65 per door /no price break for multiple doors

Cindy Reid moved that we have The Door Company replace all three external doors. Bobbie Imowitz seconded the motion. Motion carried.

Landscaping

Weather permitting, edging will start on Monday, March 23.

Summertime Preparations

The following list has been given to John DeRoche to complete prior to the opening of the pool:

- 1) patching of concrete around pool deck
- 2) patching of concrete around the pool gate
- 3) moving the tables out and stain as needed
- 4) sanding and painting the railing leading to the clubhouse.

Clubhouse Items

- 1) per the board approved quote, Integrity Electrical Solutions replaced all ballasts & lamps w/ LED T8 lamps / \$4,500.00
- 2) Integrity Electrical Solutions repaired the light pole at west end of clubhouse \$375.00
- 3) Howard Plumbing repaired ladies room toilet & replaced the garbage disposal in the kitchen / \$275.00

Free Legal Hour

Williams & Strohm, LLC is again offering a free hour of consulting on any topic. The Board asked Jody Rine to schedule the meeting with them for one of our Board meetings during the summer.

Revisiting Waterworks Proposal

It was unanimously decided to defer the proposed project to dig up and evaluate all water valves on the property like the one on Kirkdale that failed. It would cost a substantial amount and there is currently no evidence that there is a problem with any of the other valves. If a second valve should fail the issue will be reconsidered.

The next meeting will be on April 16, 2015.

The meeting was adjourned at 8:10 p.m.