

## McNeill Farms Condominium Association Board

### Meeting Minutes, March 31 2016

#### **In Attendance:**

Mary Beth Benish  
Bobbie Imowitz  
Cindy Reid  
Ron Shown  
Theresa Uher

Jody Rine (Case Bowen Management Representative)

Absent: John DeRoche

At 6:345 p.m. Ron Shown called the meeting to order.

#### **Minutes – February 25, 2016**

Bobbie Imowitz moved that the minutes of the February 25, 2016 open meeting be approved as corrected. Cindy Reid seconded the motion. Motion carried.

#### **Treasurer's Report**

Year to date we are still in the black, though due to the number of projects currently underway the month of February was not. Theresa Uher moved that we open an account with them. Bobbie Imowitz seconded the motion. Motion carried.

#### **Manager's Report**

##### **POOL**

- 1) Pacific Pools has submitted a new 2 OR 3 year contract. A daily visit has gone up by \$3.00. The Board voted unanimously to sign a three year contract with them to lock in prices.
- 2) Pacific Pools will be replacing 185' the coping around the pool. A \$2500.00 deposit check has been cut for the work to begin.
- 3) Oopening day for the pool is scheduled for May 20 or 21.

##### **2016 BLACKTOP**

- 1) Heiberger Paving located 4 catch basins in need of immediate repair. A proposal has been approved and work will be done ASAP / \$4,264.00.
- 2) Heiberger's proposed contract for 2016 work includes:
  - \$97,745 / balcktop replacement
  - \$ 4,578 / blacktop repairs
  - \$102,323/ total

\*\*Tentatively scheduled for mid to late April

## **CLUBHOUSE ITEMS**

- 1) G&G Fitness delivered the new fitness equipment on March 31 / \$7,707.75
- 2) Ohio Select Imprinted Fabrics completed the new shirts and jackets for the attendants. Theresa Uher picked them up and they look GREAT!! / \$1,043.83
- 3) Waterworks performed backflow meter tests. One meter failed the test / the pressure vacuum breaker was replaced. Total cost for test and repair / \$823
- 4) Theresa Uher presented information on new picnic tables for the pool deck. Cindy Reid moved that two wheelchair accessible / ADA compliant tables and two regular length tables be purchased. Mary Beth Benish seconded the motion. Motion carried unanimously. Theresa Uher will place the order.
- 5) The arm on the entry door to the clubhouse was pushed out of line by the wind. The Door Company came out immediately to repair it / cost will be \$128.24
- 6) The Clubhouse Rental Agreement has been updated. A copy of the new version of the form was provided to the Board members.

## **PROPERTY UPDATES**

- 1) Weather permitting, door painting will resume during the week of April 4 on Hawkins & MacGeorge
- 2) Chimney repairs continue / 18 buildings have been completed

## **148 MALLOY**

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On 3-30-16 approx. 5:00 p.m. the owner of 148 ran his car through the back wall of his garage. The 6 gas meters were broken off the wall in the accident.

Waterworks was out at 1:00 a.m. 3-31 breaking the unions loose from all 6 meters (per Columbia Gas). The building has been secured by Waterworks until the insurance adjuster can come out. The meters will be stored inside the unit's garage for the time being to avoid vandalism or theft. Once the building repairs are completed, Columbia Gas will come out and re-mount the meters. After that, Waterworks will come out and assess all the gas lines and re-establish gas service to all 6 units.

## **New Business**

Bobbie Imowitz wants a letter sent out to all residents shaming them for not following the rules in the hopes that it will encourage residents to put forth the effort to pick up after themselves and help make the property look better. She wants this mailed directly to every resident and owner separate of any newsletter or other mailing. The other Board members present felt that given the cost of a mailing to the entire property, the response we might anticipate is not worth the effort and expense of a separate mailing. It was decided that a letter addressing Bobbie's concerns be drafted and included in the mailing for the upcoming Annual Meeting in place of a newsletter.

The next meeting will be held at the Clubhouse on April 21 at 6:30 p.m.

The Annual Meeting will be May 12 at 7:00 p.m.

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