

McNeill Farms Condominium Association Board

Meeting Minutes, March 30, 2017

In Attendance:

Mary Beth Benish
John DeRoche
Bobbie Imowitz
Cindy Reid
Ron Shown
Theresa Uher

Jody Rine (Case Bowen Management Representative)

At 6:32 p.m. John DeRoche called the meeting to order.

Residential Orientation Group

Jack Rogers of Residential Orientation Group addressed the Board. He described a new resident orientation program to introduce new owners/renters to the rules of the condominium association. The aim of the orientation is to create a positive first impression of management and the home owners' association, and maximize understanding of the rules and regulations of the community. Each new resident would be required to meet with a representative of Residential Orientation Group within a proscribed amount of time upon moving in to go over community information. The new resident would sign documents verifying the meeting and be required to pay Residential Orientation Group directly for this service. Mr. Rogers has successfully implemented this program in his own condominium community and wants to offer it to others.

While in theory the orientation may yield some positive results in compliance to the rules by new residents, Board members feel that the sheer size of our community, as well as the residential turnover rate and several other factors may be prohibitive to instituting such a program here. The Board will discuss the matter and consult our attorney before going forward with this at McNeill Farms.

Minutes

The minutes from the meetings on February 23, 2017 were presented for approval. Bobbie Imowitz moved that the minutes be approved as presented. Cindy Reid seconded the motion. Motion carried.

Treasurer's Report

Delinquencies are down from January. Fees owed are slightly increased. The Association was in the black for the month of February, though still in the red for the year. Bobbie Imowitz moved that the treasurer's report be approved as presented. Theresa Uher seconded the motion. Motion

carried.

Manager's Report

Clubhouse Items

- 1) **54 pads and 8 roller covers** have been replaced on all the weight equipment by The Service Mann (Josh) / \$3010.00.
- 2) **4 tables, 24 chairs and 6 bar stools** were ordered on 2-24-17 from Kitchen Tables & More / \$11,469.78. A down payment of \$5,000 was paid in late February. The order is in and will be delivered Tuesday, April 4.
- 3) The **large projection TV** died. Rumpke will be taking the shell away with bulk for \$25.00. A new flat screen was purchased / \$919.11.
- 4) We have an issue again with tiny **ants in the clubhouse**. Terminex will be treating /\$134.38.

SUNKEN SIDEWALKS AND STEPS

B-Level repaired 21 sidewalks and steps. Their original quote was for 20 / \$2,250.00. Prior to them coming out, one additional address was added / 155 MacDougall. This brought the final bill to \$2400.00,

CHIMNEY REPAIRS

Jim Hughes completed 6 more buildings / twelve chimneys on MacAndrews, five chimneys on Kirkdale, and six chimneys on Donovan / \$60,835.00.

184 HAWKINS

Waterworks was called out to repair a main water line. The curb box needed to be located, dug up and reset / \$1,921.71.

154 MALLOY

This is the second unit that we are aware has needed a radon detection unit. **Radon Be Gone** installed the unit for \$1,050.00. This unit is for sale. The owner pays for the radon detector.

7221 KIRKDALE

Leak in master bedroom ceiling. A big tree limb fell and penetrated completely through shingles / will need to install new wood underlayment, shingles and ice guard. Jim Hughes repaired the damage immediately / \$475.00.

LANDSCAPE ITEMS

- 1) Site Maintenance began **mulching** on 3-23.
- 2) **Lawn fertilization** will be taking place in the next few weeks.
Site Maintenance has contracted with Weed Man to do the treatments.

NEWSLETTER / FACEBOOK ITEM

Scott Kisslinger checks the community street lights for outages. He suggests, "Any time a resident reports a streetlight outage, you can respond back that if there's an orange ribbon on the

pole, an outage has been noted." This is a good idea for the next newsletter article and facebook.

New Business

- There is a mail box down on Donovan in the northwest part of the property. The post office will repair.
- The fluorescent lights in the clubhouse restrooms are broken to the point where bulbs can no longer be securely installed. The Board voted unanimously to have them replaced. Jody will contact the electrician.
- The Annual Meeting will be held on May 11, 2017.

President's Report

John Deroche will begin working on a plan for projects on the property going forward five, ten and fifteen years. Previous Board president, Ron Shown will assist.

The next meeting will be on April 20, 2017.

The meeting was adjourned at 7:30 p.m.

The next meeting will be the February 23, 2017 at 6:30 p.m.

The meeting was adjourned at 7:15 p.m.