

**McNeill Farms East Condominium Association**  
**Board of Directors Meeting**  
**March 21, 2024**

The McNeill Farms East Board of Directors met pursuant to call, at Donato's located at 6965 E. Broad St. Columbus, Ohio 43123

**Board members present:** Sylvia Bayless and Cheryl Kinsey of Sentry Management. Board members: Tim Brown, Stasha Crutchfield, Cindy Reaper, Gia Lamanna, Vickie Nicholas.

**Call to Order/Establish a Quorum:** Sylvia Bayless called the meeting to order at 6:05 pm and confirmed that a quorum was present.

**Secretary's Report:** The Board reviewed the minutes of the board meeting and Executive session meeting of February 21 ,2024. Stasha Crutchfield moved to accept the minutes, seconded by Vicky Nicholas and the motion was carried with full board support.

**Treasurer's Report:** Sylvia Bayless reported the closing financial report for February 29, 2024 as: Operating Cash, \$503,329.90; Reserve cash, \$504,471.65. Variance from budget to actual cost were due to: a thermostat repair at the clubhouse, a condo water leak/loss, insurance amendment legal fees, individual condo porch repairs, mailing cost for letters about the insurance deductible increase to owners. A motion was made by Tim Brown to move 400K of operating cash to be moved to reserves, pending a meeting on where to move the funds, seconded by Cindy Reaper. The motion passed with full board support.

**Management Report:** The Board reviewed the manager's report, including action items, a review of delinquency and a review of transfers; as well as a request for loan payoff, financials for tax filing and follow up of fire claim.

**Old Business:** Water Loss Release and Agreement; Stasha Crutchfield made a motion to ratify the email vote to approve, 2<sup>nd</sup> Vicky Nicholas; the motion carried with full Board support. The Board review the update on the fire unit at 7441 MacGeorge.

**President's report:** Tim Brown reported a possible short fall for projected roof replacements in the next 3 years. He mentioned some investment ideas to consider. Tim also shared information about a new type of roofing concept and shingles to consider for the future work.

**New Business:** A motion was made by Cindy Reaper to have mulch removed before adding the new mulch, seconded by Tim Brown. After some discussion the motion passed with full board support.

A motion was made by Cindy Reaper to renew the R&B Site Design contract for the McNeill Farms website, seconded by Tim Brown; the motion carried with full board support. The web site information will be regularly updated Cheryl Kinsey in the future.

A motion was made by Cindy Reaper to approve suggested road milling, repayment, sealing and painting of lines for Glenkirk and Mallory; seconded by Vickie Nicholas and passed with full board support.

**Next Meeting:** April 18, 2024. As the business before the board concluded Cindy Reaper made a motion to adjourn the meeting, 2nd by Stasha Crutchfield; the motion was unanimously approved.

Submitted: Cindy Reaper - Secretary