

McNeill Farms Condominium Association Board
Meeting Minutes, April 22, 2021

In Attendance:

Mary Beth Benish
John DeRoche
Regina Harper
Cindy Reid
Andy Bracken*
Charmaine Cioci*

Jody Rine (Case Bowen Management Representative)

* Sitting in on vacant board seats for board members (Joe Lesko and Theresa Uher) who have resigned from the board.

At 6:01 pm the meeting was called to order by John DeRoche.

Clubhouse Manager Report

Sheila Pressley, Clubhouse Manager, gave a report to the Board regarding opening the pool with less staff. Sheila met with the Health Commissioner for the City of Columbus, Dr. Mysheika Roberts, to discuss options for opening the pool and gym. Sheila suggested the pool can be staffed with one person working each shift. She suggested the pool open with three shifts. The shifts will be 9:00 am – 1:00 pm; 1:00 pm – 5:00 pm; and 5:00 pm – 9:00 pm. Another option is to close at 8:00 pm so staff can clean everything and get out by 9:00 pm.

An anonymous resident donated a fogger machine (estimated value \$319) and three gallons of solution (estimated value of \$29.99 per gallon) to the Clubhouse. The solution is a disinfectant, germicide, fungicide and also kills COVID. The solution is recommended by the CDC. The machine eliminates people from having to wipe everything down. The defogger changes liquid to fog and dries on contact. The solution lasts for four hours.

Residents will enter from the front door instead of the pool gate. The middle door locks and will be unlocked by staff when a resident shows their badge.

The Clubhouse will be open during set hours the week before the pool opens to make new badges. Badges will be made 1-2 days a week at set hours when the pool is open. Jody and Sheila will work on an email blast that will be sent to owners notifying them about the pool reopening and information about the badges that are required for entry.

Dr, Roberts informed Sheila that the Clubhouse ventilation system is outdated and is not adequate for opening up the gym. Jody will get a quote to get an updated ventilation system.

March Meeting Minutes

The Minutes were accepted, seconded and approved by all.

Delinquencies

Delinquencies are down to \$126,520.86.

Treasurer's Report

Cindy Reid reported that the chimney projects that began August 2015 have been completed.

A motion was made that the Treasurer's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

President's Report

John DeRoche suggested that there is a need to level mounded mulch that has heaped up over time with mulch being added to mounds each year.

John will look for someone to walk the grounds.

A motion was made that the President's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

Property Manager's Report

Jody Rine suggested curb boxes be located and marked and to have higher rises put on them. She will get a quote for the job.

She is waiting on a quote from Steve Parker Masonry to repair the stone entry wall.

Establishing school bus pickup on the property and parent parking options were discussed. How can we get busses to pull up on the property to pick up kids or make a bus loading zone along with establishing a zone for parents to park? The Board discussed making adjustments to the front property to accomplish these concerns. Jody and John will look at school bus pickup location options and parking zones for parents.

A motion was made that the Manager's Report be accepted as presented. The motion was seconded. The motion was approved by unanimous consent of the Association members in attendance.

Old Business

Mary Beth and Charmaine will be added to Signature Cards.

New Business

No new business.

The next closed Board meeting will be held on Thursday, May 18 at 6:00PM. The meeting room in Donato's was suggested as the meeting location. Cindy will schedule the room.

Cindy Reid moved that the meeting be adjourned. Jody Rine seconded the motion. All approved.

The meeting was adjourned at 7:33 pm.

Minutes submitted by:

Regina Harper

Director,

McNeill Farms East

Condominium Association