

McNeill Farms Condominium Association Board
Meeting Minutes, June 17 2021

In Attendance:

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

Jody Rine (Case Bowen Management Representative)

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

Board Members:

Voting for new Board members has concluded. The votes have been tallied and verified. The returning and new Board members are:

John DeRoche (President)
Cindy Reid (Treasurer)
Mary Beth Benish (Director)
Andy Bracken (Director)
Charmaine Cioci (Director)
Timothy Brown (Director)
Jody Rine (Case Bowen Management Representative)

May Meeting Minutes

The Minutes were accepted, seconded and approved by all.

Treasurer's Report

Cindy Reid reported that delinquencies are down to \$142,278.

With the pool and gym open operating expenses will increase.

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.

Property Manager's Report

Jody Rine informed the Board that officers will keep an eye out on the south walking path.

Capital Fence, Inc. estimates it will cost \$52,000 for an 8-foot fence for the south walking path. Jody will get samples of the mesh.

Jody will get estimates for motion detector cameras and lights and No Trespassing signs for the clubhouse/pool area.

The website has been updated and it will be updated each month. Board Minutes have been updated to begin with 2019 and are current.

The entry wall project has been completed. The cap on top has also been fixed.

Pool Issues

Balls, water guns and large floaters are not allowed. Pool noodles, small floaters, and small innertubes are allowed. Smoking will be allowed at the pool in a sectioned off area. A sign will be posted for the smoking area.

Residents and guests who threaten or intimidate staff will be given a verbal warning then they will no longer be allowed at the clubhouse.

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.

President's Report

John DeRoche discussed building violations with the board. Pictures will be taken of violations at each unit. Each unit will receive a letter detailing the violation. The first letter will come from the Association. The second letter will come from Jesse (attorney for the Association) and be fined if the violation isn't remedied.

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.

The next closed Board meeting will be held on Thursday, July 15 at 6:00 pm. The meeting will be held in the meeting room in Donato's.

Cindy Reid moved that the meeting be adjourned. Andy Bracken seconded the motion. All approved.

Tree King will look at tree problems in the fall.

The meeting was adjourned at 7:07 pm.

Minutes submitted by:
Regina Harper
Director,
McNeill Farms East
Condominium Association