

**McNeill Farms Condominium Association Board**  
**Meeting Minutes September 17, 2020**

**In Attendance:**

Mary Beth Benish  
John DeRoche  
Regina Harper  
Cindy Reid

Jody Rine (Case Bowen Management Representative)

Jesse Kanitz (Attorney, McNeill Farms East Condominium Association)

**Absent:** Theresa Uher  
Joe Lesko

**Owner Complaint Meeting**

Attorney, Jesse Kanitz presided over the meeting between owner, Ms. Cradle who filed a complaint against next door neighbor, Ms. Zweda over excessive noise. Each person had one guest who sat in on the meeting.

At 7:30 p.m. John DeRoche called the meeting to order.

**Treasurer's Report**

Cindy Reid presented an overview of 2020 expenses and the Association's current financial situation as of September 31, 2020. Cindy Reid moved that the Association move \$100,000 from our US Bank checking account to our Banco Popular Reserve fund to protect our monies over and above the FDIC insured threshold of \$250,000. Mary Beth Benish seconded the motion. Mary Beth Benish moved that the treasurer's report be accepted as presented. Regina Harper seconded the motion. The motion was approved by unanimous consent of the Association members in attendance.

**Pool Closing**

The pool will be closing at the end of September.

**Clubhouse Gym Opening**

The Association discussed the pros and cons of opening the indoor gym during this COVID-19 period. Pros: Owners and renters have requested the gym be open for their use. Cons: COVID-19 cases have been rising. Indoor ventilation would need to be purchased. Two staff members would be needed to cover each shift. Cindy Reid estimated cost per year of approximately \$115,000 for the clubhouse. Decision: John DeRoche suggested the Association wait until January 2021 to discuss opening the gym after a review of expenses and the status of COVID-19 cases can be evaluated and discussed.

Cindy Reid mentioned that power washing of siding was needed for several condominiums. John DeRoche will coordinate power washing of condominiums that need washing.

### **New Business**

Mary Beth volunteered to serve as the resource person for snow plowing. Regina Harper will take meeting minutes.

The Board of Directors will hold a budget meeting at the clubhouse on October 8 at 6:00 p.m.

Jesse Kanitz discussed options for holding an owner's meeting in person and using a mass mailing. He discussed options for communicating with owners about vacant Executive Board seats and options on communicating to owners about filling the seats and voting on the seats.

An October mailing is needed to notify owners of the two vacant Executive Board seats and to hold an election to fill the seats vacated by Joe Lesko and Theresa Uher.

A November annual meeting mailing is needed.

A December mailing will be needed to inform owners of the two new Executive Board members.

All of these mailings pose a great cost to the Association budget.

Mary Beth Benish moved that the meeting be adjourned. Regina Harper seconded the motion. The meeting was adjourned at 8:25 p.m.

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