

# Board of Managers Meeting-December 2020

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19 DECEMBER 2020 / 11:00 AM / Online: GoToMeeting

## ATTENDEES

Board: Lee Davies, President \* Colleen McCarthy, 1st Vice President \* Suzanne Krzeminski, 2nd Vice President \* Lee Jette, Treasurer \* Kimberly Alonge, Secretary, and 8 homeowners were present.

## AGENDA

### SPECIAL GUEST:

- Steve Grimaldi, from Grimaldi & Associates Insurance gave an overview of coverage for the Association which is set for renewal on January 1, 2021. Mr. Grimaldi reviewed current coverage, within our Bylaws, regarding claims. He also gave information and alternate options for the Board and owners to consider in the future. Mr. Grimaldi reviewed the property coverage which has an insurable value of \$29,791,081. Board members and owners asked questions and explored the pros and cons of any changes to our current insurance policy. The suggested changes by Mr. Grimaldi would result in an 8-10% increase in the cost of the Association's current insurance policy, as well as possible increases in our claims. Lee Davies thanked Mr. Grimaldi for the in-depth information presented.

### OPEN FORUM FOR GUESTS:

- Susan Mapson thanked the Board for inviting Mr. Grimaldi to speak and for clarifying our insurance policy. She feels that we are insured well.
- Bill Horn stated he never received an eMail from the Office regarding the November meeting. Lee D. reminded owners to check their Spam mail and if you haven't received a notification prior to the scheduled Board meeting to notify Rick.

### TREASURER'S REPORT:

- Lee Jette, Treasurer, reported as of 12/29/20 our assets of \$235,093.00. Expenses are under control and we are mostly below or at budget on all items. We are in very good financial shape and 31% above in assets from last year at this time. Lee also reported four units are behind in maintenance fees, all of which are finance charges totaling \$129. In addition, seven are approaching over 90 days and will be contacted after the first of the new year. The treasurer's report was approved with motions from Kimberly and Colleen.

### SECRETARY'S REPORT:

- The secretary's report of the minutes of the November 28, 2020 meeting was approved by motions from Colleen and Lee J.

### MANAGER'S REPORT:

- **Incident Tracker**
  - Rick was absent from the 12/19/20 Board of Managers meeting and will update the incident tracker for the January 30, 2021 meeting.

## MANAGER'S REPORT (continued):

- Lee D. reported the maintenance crew did work with the new plow to remove snow during the month of November, as well as other items on the incident tracker.

## COMMITTEE REPORTS:

- **Beautification:** No report.
- **Firepit:** Lee D. shared the great news that the money raised for the firepit was enough to purchase two more fire pits. When the fire pit opens, there will be three fire pits total in the fire pit area. We will be ready for Spring and the fire pit season to commence.
- **Rules and Regs:** Lee D. reported the Rules & Regulations committee continues to update and evolve rules and regulations as needed. New updates were included in the annual mailing which all owners should have received in December. Fire Pit rules will be forthcoming and ready for the Spring when the Fire Pit is open again.

## OLD BUSINESS:

- A request was made for the Board to look at opening the exercise room. Lee D. reported that after looking at the state and county requirements, it has been determined that we cannot open the exercise room at this time. There are specific laws for private community requirements to open an exercise room. These include: installation of an air filtration system, hand washing station with hot and cold water, taking out equipment to maintain social distancing, and a full time person to sanitize equipment after each use. Until the restrictions are amended, we will not be able to open the exercise room.

## NEW BUSINESS/CORRESPONDENCE:

- No new correspondence.

## OPEN FORUM FOR GUESTS:

- Lee D. thanked owners for attending the monthly meetings and for staying involved. He stated the input from owners is extremely helpful.
- Avery Jones thanked Kimberly Alonge for the monthly displays she has been putting on the Community Bulletin board.
- Susan Mapson inquired about the new vehicle stickers. Lee D. stated they are in the annual mailing, but to contact Rick if needed. He also reminded owners to place them in the inside of the windshield and gave behind the mirror as a good location.

## NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, January 30th, via GoToMeeting.

## ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:50 AM with motion to accept from Colleen and Lee J. No action was taken by the Board during the Executive Session.

Respectfully submitted,

Kimberly A. Alonge, Secretary