

Board of Managers Meeting-December 2022

DECEMBER 27 2022 / CALLED TO ORDER AT 7:04 PM (EST)/ Online via Zoom

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager, and 10 identified callers on-line: Horn, Bill # 509 * Johnson, Stephanie #1301 * Rowe, Sylvia #1007 * Smith, Pat #402

**Please remember to identify yourself, with your name and unit number, when logging in.
Missing IDs will be removed from the meeting.**

AGENDA

OPEN FORUM FOR GUESTS:

- No comments

TREASURER'S REPORT:

- **Nanette Bartkowiak, Treasurer**, reported as of 11/30/22 our total Cash Assets are \$159,749.51. The Assets are broken down as follows: Checking Account, that we pay the bills from, is at \$120,570.37 Accounts Receivable at \$17,290.35 and the Reserve/Savings Account, that we spend Capital Projects from, is at \$39,179.14. Capital Project expenses at: \$72, 799.60 for gutters and downspouts, the Office siding and windows, and building leak repairs. HOA delinquencies at 90 days are \$2,500. Communications with HOA delinquencies are ongoing and should be caught up by the end of the year. A plus is a lot of people pay HOA fees ahead. We are doing well financially; it was a tough year with some unexpected expenditures but we had an overall good strategy and are being careful with our spending. Our finances look good for the year end. The Treasurer's report was approved by Suzanne and seconded by Colleen, no discussion, and with a 5-0 motion carried.

SECRETARY'S REPORT:

- **The Secretary's Report** of the minutes of the November 26, 2022 meeting were approved, without discussion, with motions from Colleen and seconded by Nanette, with a 5-0 motion carried.

MANAGER'S REPORT/PROJECTS UPDATE:

- **Insurance Claim**- A letter from our insurance agency was received regarding the submitted claim for the 400 building. They sent a check out in November, but we never received it. Rick is completing forms to send back and once processed, we will receive the \$19,683.26 reimbursement check for the claim covered by insurance.
- **Christmas Winter Storm** - Though we did not get hit as bad as Buffalo, we had a lot of work to do here. The guys did a unit by unit check of all unoccupied units. There were no problems resulting from the first round of unit checks, and the guys will complete another unit check tomorrow to double-check. The wind hit 46 mph, which is the highest it has been this year.

MANAGER'S REPORT/PROJECTS UPDATE: *continued*

- **New Gator** - The Gator was delivered on Christmas Eve. Unfortunately, the company forgot to order the wiring parts to plow. But the older plow is hanging on and was used during the storm. It needs new shocks, which are around \$350 each, but they are needed as the plow has done well, but the weather has taken a toll on it over the past 10 years. Greg Smith will assist in changing the shocks so we don't have to take to LandPro for installation.
 - Colleen asked how long it would take for LandPro to order the plow wiring and to come in. Rick replied his contact, Willy, said they ordered the wiring and it looks like another week before it comes in. They may be able to come here to complete the wiring installation on the Gator.
- **Grape Income Report** - Our profit portion was \$26, 098.54 and the most ever since Rick has been here. They do a good job taking care of grapes.
- There were no other questions from the Manager's Report.

OLD BUSINESS

- The Board received an approval for a renovation request that was tabled at the November meeting, but since more information has not been received to date, it will be tabled until the January meeting.

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - No report.
- **Beautification Committee:**
 - No report.

NEW BUSINESS/CORRESPONDENCE:

- **Insurance Quote** - We received a quote from another insurance company but it was not feasible. As insurance premiums continue to rise, it looks like we are in good shape with the company we are with. Our agent was willing to come and talk at today's meeting, but there is not a need to have them talk with everyone, as they only need to speak with the Board regarding insurance, but they are available if anyone wants to speak with them and give information to your personal insurance for proper coverage.

OPEN FORUM FOR GUESTS:

- **Pat Smith #402** - Gave a "thank you" to the Board, Rick, and the guys for keeping everything going all the time and especially during the winter weather as it gives her peace of mind that things will be handled for all when not here.
- **Bill #509**- Asked for confirmation regarding the insurance company check for the 400 building damage. Rick replied it was for the damage done, which was covered by insurance, while looking for the water leak last summer.

NEXT MEETING:

- Saturday, January 28, 2023 at 11:00am, Eastern Standard Time, online via Zoom.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 7:22pm with a motion to adjourn from Colleen and Nanette. The motion carried 5-0.
- The Board met at Executive Session for arrears and personal items. No action was taken at the Executive Session.

Respectfully submitted,
Kimberly A. Alonge, Secretary