

# LEISURE LIVING ESTATES CONDOMINIUM ASSOCIATION

C/O: FAIRWAY MANAGEMENT

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## BOARD OF DIRECTORS MEETING MINUTES

January 12, 2011

**This meeting was called to order at 10:00 a.m.**

**A quorum was established** with 3 of 5 Directors present. Lil Simpson and Cathie Smith were excused.

**Don Boyland motioned** to approve the minutes from the previous meeting and was 2<sup>nd</sup> by Jim Cavallaro. All were in favor and the minutes were accepted as submitted.

**Residents Comments:** Four residents were in attendance. Opened to the floor with no questions or concerns.

### **Reports of Officers, Committees and Management:**

#### **ARC – None**

A: Beautification: Norma Dietlin reported that due to the cold weather, no plantings have been put in place; they are hoping to do so soon.

B: Irrigation Team: None

C: Screening: None, however, Irene is busy with many applications to both lease and to purchase units.

D: Social Club: There is breakfast scheduled for Saturday January 15, 2011.

E: Storage: The storage area is still full for rentals.

**Management Report:** Fairway Management sent a letter to the owner of Sunoco, requesting they trim back the hedges at the entrance so that there is better visibility at the entrance. Lori also found out that while the Parks and Recreation dept. said they no longer maintain “the compound” the Ocean Lifeguards said the deal is not final; they will follow up with Fairway Management. Spessard Holland was contacted to repair the broken posts across from the guest parking located across from the clubhouse. The 2<sup>nd</sup> Notice for the Annual Meeting will be mailed out fourteen days prior to that meeting. There will be two ballot questions; 1. to waive the financial reporting for the third year in a row and 2. to allow motor scooters into park. Finally, Lori informed the Board that she is still disputing the bill from S. Hotchkins A/C for the warranty work they completed on the a/c unit at the clubhouse.

**Presidents’ Report:** Don Boyland reported the following:

1. The park is in good shape.
2. Reminder on January 20<sup>th</sup> there will be a community inspection conducted.

3. Fairway Management mailed a letter of Intent, News letter and a Budget report to all the unit owners.
4. The problem with speeding motorists has improved significantly.

**Old Business:**

No old Business.

**New Business:**

The three bids provided by Fairway Management to resurface the shuffle boards were reviewed by the Board and there was a short discussion. Jim Cavallaro motioned to accept the proposal from SMG Inc. at a cost of \$1,050.00. Jim Hoffman 2<sup>nd</sup>. All were in favor and the motioned carried. Fairway will contact the contractor to schedule same.

Don Boyland presented to the Board an email sent by ServePro soliciting their services, Lori informed them that these services were already available through Fairway and ISC.

Jim Cavallaro wanted to discuss the small area adjacent to the clubhouse that is missing concrete, Rick Ziezio will dig down to make sure there is not a valve buried there, if not, the area will be filled with concrete.

The Board would like power washing and sealing of the dock to be added to the agenda for the next meeting.

**The next Board Meeting will be February 9, 2011 at 10:00 a.m.**

**With no further business** to come before the Board, Don Boyland motioned to adjourn the meeting. Jim Cavallaro 2<sup>nd</sup>. All were in favor and the meeting adjourned at 10:35 a.m.