

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Thursday, May 20, 2010**

Pursuant to notice previously given, a Regular Meeting of the Board of Directors of the Council of Unit Owners of Mutual 14 – Condominium of Rossmoor, Inc. was held in the Sullivan Room of the Administration Building, on Thursday, May 20, 2010 at 1:30 P.M.

Directors Present: Richard Bambach, President; Frank Lozupone, Vice President; Agnes Glass, Secretary; Ralph Romano, Treasurer; Helen Bass; James Moores, Jacqueline Rabinow, Directors

For Management: Mark Ellis, Deputy General Manager; Gloria Robar, Mutual Assistant

- 1. Call to Order – Mr. Bambach called the meeting to order at 1:30 P.M.**
- 2. Welcome Visitors – Mr. Bambach welcomed Ken Schroeder and Kathy Viney to the meeting.**
- 3. General Manager’s Report – Mark Ellis, Deputy General Manager presented the General Manager’s Report for May 2010. All questions and comments were responded to by Mr. Ellis.**
- 4. Adoption of Agenda – The agenda was approved as amended. 10. New Business...Add B. 4th of July Parade.**
- 5. Approval of Minutes – The minutes of April 15, 2010 were approved as presented.**
- 6. President’s Comments – Mr. Bambach’s comments included the following:
(a) The annual meeting went well and the issue of portable microphones has been resolved. (b) Mr. Ralph Romano was introduced as the newly elected Treasurer of Mutual 14. (c) Mrs. Helen Bass was welcomed as the newest member of the mutual Board of Directors. (d) Mr. Bambach will be away from May 28 through June 14.**
- 7. Reports – Mutual Officers’/Committee Chairs**
 - A. Secretary’s Report – Agnes Glass – Mrs. Glass’ report included the following:
(1) Unit Status Report (attached) was reviewed by Mrs. Glass.**

- (2) All of the Plaza Homes are filled.
- (3) Eight units are on active listing.
- (4) One visit was made to Gerald Ungar @ #12-2F.

B. Treasurer's Report – Romano – Mr. Romano's report included:
(1) Review of invoices – At the April meeting a subcommittee was established to review and research the mutual's monthly invoices. The subcommittee members are Ralph Romano, Jackie Rabinow and Jim Moores. Mr. Romano stated that having a committee to review the invoices should insure that the mutual is being properly charged for all maintenance repairs. (2) Reinvesting of CD – An action without a meeting was conducted by telephone on May 5, 2010 to authorize Lamont Miller, M14 Accountant, to reinvest the Park National CD which matured on May 8, 2010 at the best available rate. All of the Board members were contacted with the exception of James Moores.

C. Property Maintenance Committee – Lozupone – Copies of the April PMC meeting were provided to the Board.
(1) Dynalectric Proposal – Mr. Lozupone reviewed the proposal and stated that the Committee agreed to defer the Infrared Scanning portion of the proposal and proceed with the Preventative Maintenance of Electrical Equipment. Mr. Lozupone met with Tim Ohan, PPD Electric Department Supervisor, to obtain an explanation and reason for the work. The Committee requested an explanation of the Exclusion/Clarification attachment to the proposal and Mr. Lozupone met with Jeff Taylor of Dynalectric Company. One item of note – the power will need to be turned off for at least six hours in order to do the work. It was suggested that the Committee look for other contractors. After discussion,

Upon motion duly made by Jacqueline Rabinow and seconded, the Board agreed,

To table the Dynalectric Proposal Preventative Maintenance of Electrical Equipment for further discussion contingent upon the receipt of a detailed explanation of the subject proposal.

Resolution #7, 5/20/10

(2) Bidding Minimum Level – The Property Maintenance Committee agreed that a prior approved motion to obtain three bids for all projects costing a minimum of \$10,000 be revoked. It was stated that finding contractors willing to bid on \$10,000 projects would be difficult. The Committee agreed to raise the bidding level to \$25,000. It was also stated that closed bidding be put in place – that bids be

received by Tim Coursen, Assistant General Manager and opened in the presence of members of the Property Maintenance Committee and John LaClere. After discussion,

Upon motion duly made by Frank Lozupone and seconded,

To approve the raising of the minimum bidding level to \$25,000 for all projects.

The motion failed – 6 nays and 1 abstention.

(3) Enclosed Balconies – The Committee has recommended that all enclosed and screened balconies be painted but all repairs to the enclosures or screened areas are the responsibility of the unit owners.

After discussion,

Upon motion duly made by Frank Lozupone and seconded, the Board agreed,

To approve the recommendation of the Property Maintenance Committee that all spaces be painted to include the exterior surfaces of the screened and enclosed balconies because it would contribute to the uniform appearance of all the buildings in a timely manner. Repairs to the screened and enclosed balconies will be the responsibility of the unit owner. This recommendation is an exception to the Rules of Mutual 14 – Section 6.01 Architectural Control, paragraph D.

Resolution #8, 5/20/10

- D. Advisory Committee – Glass – The Advisory Committee will meet on June 16, 2010.
 - E. Landscape Committee – Moores – A written report was submitted and placed on file for review.
 - F. Social Committee – Moores – A written report was submitted and placed on file for review. Note: The picnic will be held at Vantage Hill Court on June 15 with a rain date of June 16. Flyers have been distributed to the residents.
8. LWCC Reports –
- A. LWCC BOD – It was suggested that this agenda item remain but there will be minimal reporting – all of LWCC BOD information are published in the Leisure World News and in the monthly General Manager’s Report.

- B. **LWCC Advisory Committees** – Mr. Bambach stated that in the future he will request written reports from the advisory committee representatives.

9. **Unfinished Business** –

- A. **Fidelity Crime Coverage** – This subject was discussed at the April 15 meeting and tabled to today’s meeting. Individually written coverage for each mutual is now required for FHA-backed loans as well as for many conventional loans. Each mutual is required to have in place a coverage limit that, at a minimum, equals three months of condo fees, plus reserve balances.

Upon motion duly made by James Moores and seconded, the Board agreed,

To authorize the Leisure World of Maryland Corporation to obtain the required fidelity crime coverage for Mutual 14 at an estimated cost of \$2,800.00 per year.

Resolution #9, 5/20/10

- B. **Sachs Unit – Updated Information** – Copy of an email recently received provided information that the servicer that now owns the Sachs unit is the Nationstar Mortgage, LLC. The foreclosure date is December 9, 2009 and will assume responsibility of fees accruing from that date. The company will be contacted by the Mutual Assistant.

10. **New Business**

- A. **Dedication – Veteran’s Park** – The dedication flyer is attached to the agenda. The subject was discussed at 3. General Manager’s Report.
- B. **4th of July Parade Participation** – The parade will be on Monday, July 5. Joan Reynolds has agreed to be the Coordinator of Mutual 14’s participation in the 4th of July Parade.

Upon motion duly made by Agnes Glass and seconded, the Board agreed,

To approve Mutual 14’s participation in the 4th of July Parade which will be held on Monday, July 5, 2010.

Resolution #10, 5/20/10

11. **Grapevine** – Mrs. Rabinow reviewed the items that will be included in the next issue of the Grapevine.
12. **Open Forum** – (1) Helen Bass – Elevator Inspection Certificates. (2) Kathy Viney – Email addresses of the Board of Directors. (3) Kathy Viney – Mast Situation – Pet Mess/Child. Mr. Bambach will contact the Masts this week. (4) Jim Moores – Restaurant Comment Cards will be available soon.
13. **Next Meeting** – June 17, 2010 – 1:30 P.M. – Sullivan Room
14. **Adjournment** – There being no further business, the meeting adjourned at 3:25.M.

Richard Bambach, President

Agnes Glass, Secretary