

FINAL

Res #34-#42

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Thursday, October 21, 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, October 16, 2010 at 1:30 P.M.

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

Directors: Absent: Helen Bass

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

Visitors: Geneva Foster, Muriel Killerlain, Beth Leanza

- 1. Call to Order – Mr. Bambach called the meeting to order at 1:30 P.M.**
- 2. Welcome Visitors – Mr. Bambach welcomed Geneva Foster, Muriel Killerlain and Beth Leanza.**
- 3. General Manager’s Report – Mark Ellis, Deputy General Manager presented the General Manager’s Report for October 2010. All questions and comments were responded to by Mr. Ellis.**
- 4. Adoption of Agenda – The agenda was approved as amended. Add... New Business – B. Revision of Bylaws.**
- 5. Approval of Minutes – The minutes of September 16, 2010 were approved as presented.**
- 6. President’s Comments – Mr. Bambach’s comments included the following:
 - Article regarding dogs in Grapevine – Response from resident to President’s article regarding the cleaning up of dogs in the Grapevine was discussed.****

- **Halloween Decoration in Bldg. #16 Lobby** – The decoration was deemed inappropriate and a request was made to have the decoration removed.

7. **Reports – Mutual Officers’/Committee Chairs**

- A. **Secretary’s Report – Agnes Glass** – Mrs. Glass’ report included the following:
- (1) The Unit Status Report (attached) was reviewed by Mrs. Glass and changes to the report were noted.
 - (2) There are 14 units on the active listing.
 - (3) Death – Eileen Bates.
 - (4) Move Out – Harold Levy.
 - (5) Visit – Sankarrao & Sasikala Mopidevi-#16-3B – 10/18/10
- B. **Treasurer’s Report – Ralph Romano** – Mr. Romano’s report included the following:
- (1) A/R Status Report – The report was reviewed by Mr. Romano.
 - (2) The list of invoices for September 16, 2010 through October 20, 2010 were reviewed, discussed and placed on file.
 - (3) Upon motion duly made by Ralph Romano and seconded, the Board agreed,
 To approve the payment of \$8,940.00 to Contract Carpeting Systems for the tiling of the elevator floors and first floors of the lobbies in Buildings #10, #12, #14, #15, #16 & #17.
Resolution #34, 10/21/10
 - (4) CD (Metlife) – Mr. Romano advised Lamont Miller, Mutual Accountant to invest the matured CD in the amount of \$200,000 at the best available rate.
 - (5) CD (Giant Bank) – Upon motion duly made by Ralph Romano and seconded, the Board agreed,
 To authorize Lamont Miller, Mutual Accountant, to reinvest the Giant Bank CD maturing on 12/8/10 in the amount of \$100,081 at the best available rate.
Resolution #35, 10/21/10
- C. **Property Maintenance Committee – Lozupone** – Mr. Lozupone’s report included the following:
- **Trash Room Doors** – Upon discussion, it was agreed that the trash room doors do not require replacing at this time.
- Upon motion duly made by James Moores and seconded, the Board agreed,
 To authorize Physical Properties Department to handle the

restoration of the trashroom doors of all eight apartment buildings in Mutual 14.

Resolution #36, 10/21/10

- **Snaking of Roof Stacks Proposal** – Mr. Lozupone reviewed the proposal to snake and flush all of the roof stacks. It was stated that the proposal would snake and flush the roof stacks of four of the buildings per year. The estimated cost for the four buildings is \$3,500.00.

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

To do the snaking of the roof stacks of four buildings instead of eight buildings in one year at a saving of \$3,500.00.

Resolution #37, 10/21/10

- **ABM – Brown** – Mr. Lozupone reviewed the ABM submitted by Ed Brown – to add a lower storage closet in Carport #7 of Bldg.11, 15100 Glade Drive.

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

To approve the ABM submitted by Ed Brown to add a lower storage closet in Caport #7 that is compatible in style and color to the other storage closets in the area.

Resolution #38, 10/21/10

- **ABM – Hajjar** – Mr. Lozupone reviewed the ABM submitted by Louise Hajjar – 15100 Glade Drive, ##10-1A – to replace a sliding window and slider on the patio.

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

To approve the ABM submitted by Louise Hajjar to replace a sliding window and slider on the patio @ Bldg. #10-1A (Hajjar).

Resolution #39, 10/21/10

D. Advisory Committee – Glass – Mrs. Glass’ report included:

- (1) All buildings representatives were in attendance.
- (2) The issue of dogs was discussed.
- (3) Bulding #16 – Halloween decoration considered inappropriate.
- (4) Building #15 – Nancy Nixon – Alternate Building Representative.

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

To approve the appointment of Nancy Nixon as Alternate Building Representative of Building #15.

Resolution #40, 10/21/10

(5) **Termites – Bldg. #10 Carport – Removal of items from Carports #11 (Louise Hajjar) and #12 (Anna Kruger) for termite service – James Moores and Ralph Romano volunteered to empty the storage closets.**

E. **Landscape Committee – Moores – A Grapevine article suggesting that dogs be walked on the median strips was attributed to the Landscape Committee – The suggestion was retracted.**

F. **Social Committee – Moores – Progress.**

8. **LWCC Reports –**

A. **LWCC BOD – There was no report at this time.**

B. **LWCC Advisory Committees – Mrs. Rabinow’s report included:**
(1) **There will not be a Holly Ball this year.**
(2) **Boxes are available @ \$9.95 each for non-high rise mutuals for the distribution of the LW News and newsletters.**
(3) **Ryland Homes @ Norbeck Crossing – 262 Units: 94 townhomes, 144 multiple units and 24 MPDUs.**
(4) **At LWCC BOD Open Forum – Unfavorable remark directed at General Manager – LWCC Chair stated that such incidents will not be tolerated in the future.**
(5) **Name Change – questionnaires to be distributed to the Community.**
Restaurant Committee – Mr. Moores’ reported (1) food is greatly improved. (2) Issue on reserved tables. (3) Possibility that the Cascade Room will be converted into a lounge.

9. **Unfinished Business –**

A. **Budget – 2011 –**

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

To formally approve the Mutual 14 Budget 2011 as distributed to all unit owners on September 9, 2010. This budget is slightly less than 2 percent larger than the 2010 budget.

Resolution #41, 10/21/10

B. **Resident Profile Update –It was suggested that the resident profile update form be attached to a mutual bulk mail distribution i.e, annual meeting notice.**

- C. Glade Drive Tree – The tree has been eliminated.
 - D. Sachs Update – (e-mail attached).
 - E. Mast Update – (Copy of AGM letter attached).
10. New Business –
- A. Auditor’s Contract – Mr. Bambach –
 - (1) Current contract has been extended for 2010 @ a cost of \$2,710. Resolved: Mutual 14 has agreed to participate with Leisure World Audit Committee’s recommendation to use DeLeon & Stang for the 2010 Audit. Resolution # 42, 10/21/10
 - (2) Mr. Bambach will let the Audit Committee know that Mutual 14 will participate with the Audit Committee’s recommendation for 2010 and if the costs are acceptable will participate with the Audit Committee’s recommendation for a three year period beginning in January 1, 2011. Resolved: Mutual 14 has agreed to participate with the Leisure World Audit’s Committee’s recommended choice of an audit firm and a three year period beginning January 1, 2011. Resolution #43,10/21/10
 - B. Revision of Bylaws – It was agreed that the need exists to revise the bylaws. Jackie Rabinow offered to get information from Mutual 17B who has revised its bylaws and the Mutual Assistant will contact Mutual 20A who recently revised its bylaws. Mr. Moores will contact Herb Fine to see if he would like to be involved in the bylaw revision project.
11. Grapevine – Mr. Bambach reviewed the items that will be included in the next issue of the Grapevine.
12. Open Forum – Items from the Floor. (1) Foster – Items still being placed outside of Unit #17-2E (Rice). (2) Boxes are stacked on patio/landscape needs attention @ Unit #17-2E (Rice).
13. Next Meeting – November 18, 2010 – 1:30 P.M. – Sullivan Room
14. Adjournment – There being no further business, the meeting adjourned at 3:15 PM.

Richard Bambach, President

Agnes Glass, Secretary