

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday November 18, 2014**

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 Tuesday, November 18, 2014 at 9:30 A.M.

Directors Present: John Radcliffe, President; Linda O’Neil, Vice President; Kathy Viney, Secretary; Barbara Palmer, Treasurer; Barbara Martin, Vickie McCarty, James Moores; Directors

For Management: Kevin Flannery, General Manager; Gloria Robar, Mutual Assistant

Visitors: Barbara Bowers, Beth Leanza, Pat Leanza

1. Call to Order – Mr. Radcliffe called the meeting to order at 9:25 A.M.
2. Welcome Visitors – Mr. Radcliffe welcomed Barbara Bowers, Beth Leanza, Pat Leanza to the meeting.
3. General Manager’s Report – Kevin Flannery, General Manager, presented the General Manager’s Report for November 2014. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was approved as presented.
5. Approval of the Minutes – The minutes of October 21, 2014 were approved as presented.
6. President’s Comments – There were no comments at this time.
7. Open Forum – From the Floor: A. Bostic Performance.
8. Reports – Officers/Committee Chairs –
 - A. Secretary’s Report – Viney –
 - (1) Status Report – (attachment 1) – Copies of the report was made available to the Board and reviewed by Ms. Viney. It was stated that

there are 34 rental units in the mutual and it was suggested that consideration be given to establishing a rental cap.

B. Treasurer's Report –Palmer –

(1) Invoices – Copies of the List of Invoices under \$1,000 were provided to the Board and reviewed by Ms. Palmer.

Upon motion duly made by Bobbie Palmer, the Board agreed,

the To approve the payment of the List of Invoices (under \$1,000) in the amount of \$3,128.70. Inclusive of said motion – approve reimbursement of \$105.33 to Patrick Leanza (16).
Resolution #71, 11/18/14

Upon motion duly made by Bobbie Palmer, the Board agreed,

and To approve the payment of \$1,544.05 to LWMC (45408) for the caulking of the driveways and side walks @ Vantage Hill Court Vantage Hill Road.
Resolution #72, 11/18/14

Board and C. Property Maintenance Committee – Leanza- Copies of the PMC November 13, 2014 meeting minutes were provided to the reviewed by Mr. Leanza.

D. Advisory Committee – Viney – There was no report at this time.

E. Landscape Committee – Moores – There was no report at this time.

F. Social Committee – Moores – The Halloween Party held on October 29, 2014 was very successful.

G. Rules Committee – Viney – Ms. Viney stated that distribution was made to residents who had not yet received the revised edition of the rules.

9. Grapevine-Beth Leanza – The current edition of the Grapevine will be sent to the Mutual Assistant by the end of the week. Mrs. Leanza thanked all volunteers for the distribution of the Grapevine.

10. Unfinished Business –

A. M&O and Contract Services Agreement –

(1) LWMC Management & Operating Agreement-2015 – Copies of the Management & Operating Agreement had been previously provided to the Board.

Upon motion duly made by Vickie McCarty, the Board agreed,

To approve the LWMC Management & Operating Agreement-2015 for Mutual 14 as presented.

Resolution #73, 11/18/14

(2) LWMC Contract Management Services Agreement – Copies of the Contract Management Services Agreement had been previously provided to the Board.

Upon motion duly made by Linda O’Neil, the Board agreed,

To approve the LWMC Contract Management Services Agreement-2015 as presented.

Resolution 74, 11/18/14

11. New Business –

A. December Meeting – It was agreed that the Mutual 14 Board of Directors will meet as scheduled on December 16, 2014.

B. LWCC Survey – Mr. Radcliffe discussed a LWCC survey on approving a study course on How to be a Board Member. The Board agreed to approve the study course.

12. LWCC Advisory Committees –

A. Education/Recreation-Leanza –There was no report at this time.

B. Restaurant-Moores- It was stated that more emphasis would be placed on the FEP projects in 2015.

C. Emergency Prep-Pruett – There was no report at this time.

D. Security/Transportation-Pruett – There was no report at this time.

13. Next Meeting – Tuesday, December 16, 2014 – 9:30 A.M. – Sullivan Room

14. Adjournment – The meeting adjourned at 10:40 A.M.

John Radcliffe, President