

REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday, June 16, 2015

Res #13- #16c

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, June 16, 2015 at 9:30 a.m.

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

For Management: Kevin Flannery, General Manager; Renee Steward, Mutual Assistant.

1. Call to Order – Mrs. O’Neil called the meeting to order at 9:30a.m.
2. Welcome Visitors – Mrs. O’Neil welcomed visitors to the meeting.
3. General Manager’s Report – Kevin Flannery, General Manager, presented the General Manager’s Report for June 2015. 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 May 19, 2015 were approved as amended to Resolution #11.
6. President’s Comments – None.
7. Open Forum – None.
8. Reports – Officers/Committee Chairs –
 - A. Secretary’s Report – Viney –
 - (1) Status Report – (attachment 1) – Copies of the report were made available to the Board and reviewed by Ms. Viney.

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 and seconded, the Board agreed -

To approve the payment of the List of Invoices (5/22/15 through 6/12/15), under \$1,000 in the amount of \$1,919.35.

Resolution # 13 , 6/16/15

(2) The Board further agreed -

To approve payment for the supply and installation of 2015 summer annual flowers to McFall & Berry (Invoice#:17764) in the amount of \$1,143.80.

Resolution # 14, 6/16/15

(3) The Board further agreed -

To approve payment Re LWMC bill in the amount of \$5,845.00, for repairs to reinstate shower to pre-leak condition related to leak behind master bath shower valve in unit #10-1F

To send the bill to the unit owner (Parke) to be claimed.

Resolution #15 , 6/16/15

C. Property Maintenance Committee – Leanza- Copies of the minutes of the June 4, 2015 PMC meeting were attached to the agenda. All comments and questions were responded to by Mr. Leanza and the PMC members.

Painting Contract – Upon motion duly made and seconded, the Board agreed –

To approve the painting contract with Avery Painting & Drywall, LLC to etch the pans in Bldg.14 & Bldg.15 at the cost of \$1,800.00; to etch and paint the pans in Bldg.16 & Bldg.17 at the cost of \$16,900.00; to etch and paint the pans in Bldg.10,11,12, & 13 at the cost of \$33,800. To be paid on presentation of separate invoices, funded from the Maintenance Reserve.

Resolution #16a, 6/16/15

- D. Advisory Committee – Viney – Presented to Board.
- F. Landscape Committee – Moores – Presented to Board.
- G. Social Committee – Moores – 75 People came to picnic and volunteers for social function.
- H. Rules Committee – Viney – Discussed.

9. Grapevine-Beth Leanza

10. Unfinished Business –

- a) Rental Limits – Work Session Report: Held last Tuesday.
- b) Status Of Insurance Claims – 2nd letter to be send.
- c) Landlords/Owners Not Making Repairs – Board wants certified letter to both owners

11. New Business –

- a) Name Contest For Mutual 14- Hold off until the Fall
- b) PPD Proposal For Replacement Of Smoke Detector Batteries- Upon motion duly made by Kathy Viney and seconded, the Board agreed –
To approve the PPD Proposal but with the amended proposal of 1 smoke detector battery replacement per unit.

Resolution #16b, 6/16/15

- c) Elevator Maintenance Service Contract– Upon motion duly made and seconded, the Board agreed –
To approve the LWMC contract with Schindler Elevator Corp. to provide maintenance services to Mutual 14 from July 1, 2015 through June 30, 2020 at the annual cost of \$21,600 for 2016, increasing annually as specified in the contract.

Resolution #16c, 6/16/15

12. LWCC Advisory Committees –

- A. Education/Recreation-Leanza – None.

- B. Restaurant-Moores – Crystal Ballroom closed due to construction.
 - C. Emergency Prep-Pruett – Fire Forum on October 20, 2015 at Clubhouse 2 from 9:30a.m to 12p.m
 - D. Safety/Transportation-Pruett – None.
13. Next Meeting – The next meeting will be held Tuesday, July 14, 2015 at 9:30 a.m. in the Sullivan Room.
14. Adjournment – The meeting adjourned at 11:43 a.m.

Linda O'Neil, President

