

REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, October 20, 2015

Res # 47- # 60

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, October 20, 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; Kenia Callejas, Mutual Assistant.

Visitors: Richard Bambach, Carol Emel, Sharon Moores, Ruth Hunter, Connie Hughes, Beth Leanza, Bill Buck, Jackie Rabinow, Jackie Butler, Pat Leanza, Elinor Walker, Suzanne Schust, Leo Thompson,

1. Call to Order – Mrs. O’Neil called the meeting to order at 9:30 a.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 October 2015. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was approved.
5. Approval of the Minutes – The minutes for September 15, 2015 were approved as presented
6. President’s Comments – Mrs. Linda O’Neil Presented.
7. 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) Current 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 (9/15/15 through 10/20/15), under \$1,000 in the amount of \$4,969.98

Resolution #47, 9/15/15

Upon motion duly made by Kathy Viney and seconded, the Board agreed –

To approve payment of the invoice from McKenzie Engineering services date July 27, 2015 for consultation and service provided regarding the Helical Pier underpinnings in Bldg.14 & Bldg. 17, in the amount of \$3,000.00 to be funded from the Replacement Reserve (Foundations).

Resolution #48, 10/20/15

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To approve payment of the LWMC invoice #6686 for 53 complete – Caulked Open balconies per estimate of \$167.00/balcony in the amount of \$8,851.00.

Resolution #49, 10/20/15

To approve payment of the LWMC invoice #6758 for 158 units complete - Replaced smoke detector batteries; replaced smoke detectors older than 10 years per proposal (158 Units) in the amount of \$3,502.00.

Resolution #50, 10/20/15

(2)2016 Budget –

To approve the proposed 2016 Budget as mailed.

Resolution # 51, 10/20/15

- C. Property Maintenance Committee – Mrs. O’Neil presented the reports from the PMC.

Upon motion duly made by Kathy Viney and seconded, the Board agreed –

To approve two contracts [PR5059 & PR5060] with MSC inspections for the inspection and testing of helical piers to be installed under the stair towers of building 14 and 17 as required by Montgomery County, for an estimated total of \$4,650.00 to be paid on presentation of invoice(s), and funded from the Replacement Reserve (Foundations).

Resolution #52,10/20/15

To approve the contract with Schindler Elevator to clean and paint [water-proof and rust-proof] the elevator pits in 8 apartment buildings [requiring approximately 4 hours each at a rate of \$175.00 per hour] for an estimated \$700.00 per building, to be paid on presentation of invoice(s), funded from the Elevator Maintenance budget.

Resolution #53,10/20/15

To approve and authorize Schinder Elevator to replace the “roller guides” on the elevator in Building.16, the work to be done under the existing maintenance contract with no further expense to the mutual.

Resolution #54,10/20/15

To accept the report from McKenzie Engineering dated July 26, 2015 which states that the third- floor ceiling separations and nail pops are not caused by any structural or construction defect; further move that the Board conclude the mutual is not responsible for their repair, and send a letter the effect to all owners of third-floor units.

Resolution #55, 10/20/15

- D. Advisory Committee – Viney – Upon motion duly made by Kathy Viney and seconded, the Board agreed –

To agree to give \$1,000.00 to the Leisure World 50<sup>th</sup> Anniversary committee funded from Miscellaneous Admin.

Resolution #56,10/20/15

- E. Landscape Committee – Moores – No Reports.
  - F. Social Committee – Moores – Halloween Party coming up.
  - G. Rules Committee – Viney – No Reports.
9. Grapevine-Beth Leanza – No Reports.
10. Unfinished Business –
- A. Rental restriction –  
Upon motion duly made by James Moores and seconded, the Board agreed –  
  
To take 2 proposals to a lawyer to create a draft Bylaw change for rental restriction.  
  
Resolution #57, 10/20/15
  - B. B12-3A –  
Upon motion duly made by John Radcliffe and seconded, the Board agreed –  
  
To turn the issue with B12-3A over to John McCabe to give the Board recommendations on a course of action.  
  
Resolution #58, 10/20/15
11. New Business –
- A. Application for Building Modification (Shirley Martin) – Approved as presented for Unit B14-1D
  - B. Application for Building Modification (Catherine Madden) - Approved as amended for the structure to be temporary and not permanent and patio pavers @ 15151 Vantage Hill Rd Unit#9-A.
12. LWCC Advisory Committees –
- A. Education/Recreation-Leanza –None.
  - B. Restaurant-Moores – None.
  - C. Emergency Prep-Pruett – None.

- D. Safety/Transportation-Pruett – None.
13. Open Forum – None.
14. Next Meeting – The next meeting will be held Tuesday, November 17, 2015 at 9:30 p.m. in the Sullivan Room.
15. Adjournment – The meeting adjourned at 11:35 a.m.

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Linda O'Neil, President