

REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Tuesday, November 17, 2015

Res # 61- # 65

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 17, 2015 at 9:30 a.m.

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

For Management: Kevin Flannery, General Manager; Kenia Callejas, Mutual Assistant.

Visitors: Arthur Hooker, Carol Emel, Sharon Moores, Gloria McQueen, Ann Marschall, Jim O'Neil, Barbara Bowers, Jackie Rabinow, Beth Leanza, Pat Leanza, 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 November 2015. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was as amended.
5. Approval of the Minutes – The minutes for October 20, 2015 was approved as amended.
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 by Barbara Palmer and seconded by James Moores, the Board agreed -

To approve the payment of the List of Invoices (10/20/15 through 11/17/15), under \$1,000 in the amount of \$3390.82

Resolution #61, 11/17/15

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

To approve invoice # 69175 Proposal Invoice for Work order 48740 @ 15101 Glade Dr. Unit 10-1F (Parke, Anita & Darrel) in the amount of \$5,845.00.

Resolution #62, 11/17/15

- C. Property Maintenance Committee – Mr. Leanza presented.
- D. Advisory Committee – Viney – No reports.
- E. Landscape Committee – Mrs. Moores presented.
- F. Social Committee – Mrs. Moores presented about the Christmas party taking place on December 9th. Mr. Moores spoke about getting on stainless steel chafing dishes.

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

To authorize Jim Moores to purchase four stainless steel chafing dishes for thirty dollars each.

Resolution #63, 11/17/15

- G. Rules Committee – Viney – Two letters where send about noise complaints.

9. Grapevine-Beth Leanza – The Grapevine is progressing.

10. Unfinished Business –

A. Rental Policy – Comments and request for a draft bylaw are being worked on by Mr. John McCabe

B. Vantage Hill Ct. Unit 2-2C – John Radcliffe will follow up on the pavement damages.

11. New Business –

A. M & O Agreement –

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

To approve the proposed 2016 Management And Operating Agreement.

Resolution #64, 11/17/15

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

Linda will speak with Jolene King to get clarification on the Physical Properties section 3 Para. 1d.

Resolution #65, 11/17/15

B. Waive Late Fee – Rejected to waive late fee for Unit 10-2B

C. ABM- Rejected the ABM for Unit 10-1C

D. ABM- Approved the ABM for Unit 10-3A

E. ABM- Approved the ABM for Unit 2-2A

12. LWCC Advisory Committees –

A. Education/Recreation-Leanza – Beth Leanza presented a report and the E&R meeting is cancelled for December.

- B. Restaurant-Moores – Jim Moores presented the restaurants renovation progress.
 - C. Emergency Prep-Pruett – Jackie Rabinow presented.
 - D. Safety/Transportation-Pruett – None.
13. Open Forum – None.
14. Next Meeting – The next meeting will be held Tuesday, December 15, 2015 at 5:30 p.m. in the Sullivan Room.
15. Adjournment – The meeting adjourned at 10:45 a.m.

Linda O'Neil, President

Directors Present: Linda O'Neil, Jim Moores, Bobbie Palmer, Kathy Viney, Barbara Martin, John Radcliffe

1. Executive Session was called to order after the Board Meeting with the members of the Mutual 14 Board only.
2. Mr. Moores presented a motion to authorize spending \$400 for year-end bonuses, to be funded from Miscellaneous Admin. After discussion, the motion was carried.
3. There being a vacancy on the Board of Directors, Mrs. O'Neil presented three nominees for the Board's consideration. After discussion, the Board voted 5-1 in favor of Pat Leanza, who will sit on the Board until the elections at the Annual Meeting in April.
4. Mrs. O'Neil brought the Board up to date on the status of two on-going disputes with unit owners.
5. Adjournment of the Executive Session.

Kathy Viney, Secretary

