



REGULAR MEETING OF THE
BOARD OF DIRECTORS –
COUNCIL OF UNIT OWNERS OF MUTUAL 14
TUESDAY, NOVEMBER 15, 2022

Resolution #71-80

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 and via Zoom: 301-715-8592; (ID: 847 2085 0351; Access Code: 672727) on Tuesday, November 15, 2022, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Jim O’Neil, Vice President; Carol Ames, Secretary; John Loveday, Director, Jane Carona, Director

DIRECTORS ABSENT: Gary Leber, Treasurer; Walter Faggett, Director.

MANAGEMENT: Bob Kimble, General Manager
Danesca Pineda, Mutual Assistant

ZOOM VISITORS: Gail Rosenburg, Jessie Fitzpatrick, Ann Dukes,
Roger Blacklow, Cindy Wright, Julie Gibbons, Guidry/Smith-
Aman, Barry Frieman, Harold Crisp, Laurie Burdick, Michael.

VISITORS IN SULLIVAN ROOM: Leona O’Reilly, Cathy Madden, Annette Loveday

1. Call to order – President Viney called the meeting to order at 2:00p.m.
2. Community Report – Mr. Kimble presented the Community report for the month of November 2022.
3. Adoption of Agenda – The agenda was adopted as presented.
4. Approval of Minutes –
 - a. Approval of Minutes of October 18, 2022, Regular Board Meeting– The minutes were approved, as presented.
 - b. Approval of Special Meeting Minutes of November 2, 2022- The minutes were approved as presented.
5. LWCC Report - Mr. Roger Blacklow’s report was included in the agenda packet for all board members to review.
6. President’s Report- n/a
7. Secretary’s Report

- a. Unit Status Report- report was included in the agenda packet for all board members to review.
 - b. Building Rep Report: was included in the agenda packet for all board members to review.
8. Treasurers Report – Mr. Leber, Treasurer, was absent: therefore Ms. Viney Mutual’s President presented the lists of invoices for approval.
- a. Invoice(s) under \$1,000.00 – Upon motion duly made, the Board agreed, To approve payment of the following invoice(s) **under-\$1,000.00:**

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$756.00	621400-02	<u>McFall & Berry Invoice #218451-</u> Water plant material services. Dated: 10/31/2022
2	\$630.00	621400-02	<u>McFall & Berry Invoice# 218365-</u> Water plant material services. Dated: 10/21/2022
3	\$47.00	621000-06	<u>LWMC Invoice #221010-</u> Building 11-checked floor drain in trash room and found all ok. Dated: 11/8/2022
4	\$216.44	620200-06	<u>LWMC Invoice #221032-</u> Purchased bottled water for B.# residents whose water had been turned off (Home Depot). Dated: 11/9/2022
5	\$119.52	612500	<u>Kathleen Viney- Reimbursement Staples Connect/Home Depot.</u> Scotch reusable tape/Ink/ Gorilla black duct tape. Dated:10/29/2022
6	\$47.00		<u>LWMC Invoice #22052-</u> Inspected elevator door and it is squawking, will refer to elevator company. Dated: 10/27/2022
7	\$776.00		<u>LWMC Invoice #221225-</u> Turned on and tested all baseboard and unit heaters in building 10-17. Dated: 11/11/2022

Resolution #71 11/15/2022

- b. Invoice(s) over \$1,000.00 – Upon motion duly made, the Board agreed, To approve payment of the following invoice(s) **over \$1,000.00:**

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$2,040.00	<u>621100-18</u>	<u>Dynalectric Invoice #44864-</u> Performed MD state elevator testing and inspections. Dated: 10/31/2022
2	\$2,022.00	<u>621100-18</u>	<u>Dynalectric Invoice #44957-</u> Replace FACP Batteries in Buildings 10-17. Dated: 11/04/2022.

Resolution #72, 11/15/2022

c. Insurance Claims:

-Upon motion duly made, the Board agreed,

To approve the payment of \$5,995.99 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from a water leak at 3510 Forest Edge Drive, Bldg.16, #3B [Yegher].

Resolution #73, 11/15/2022

-Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner of 3510 Forest Edge Drive, Bldg.16, #3B [Yegher] in the amount of \$5,995.99 for mitigation and repair of damages resulting from a water leak --- and to assess the amount against the owner's account as a continuing obligation until paid.

Resolution #74, 11/15/2022

-Upon motion duly made, the Board agreed,

To approve the payment of \$1,298.47 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from a water leak at 15101 Glade Drive, Bldg.10, #3D [Friedrich].

Resolution #75, 11/15/2022

-Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner of 15101 Glade Drive, Bldg.10, #3D [Friedrich] in the amount of \$1,298.47 for mitigation and repair of damages resulting from a water leak --- and to assess the amount against the owner's account as a continuing obligation until paid.

Resolution #76, 11/15/2022

d. Waiver request:

-Upon motion duly made, the Board agreed,

To waive the \$30.00 late fee charged on 10/16/22 to the unit owner of 3501 Forest Edge Drive #1E [Burdick].

Resolution #77, 11/15/2022

9. Property Maintenance Report:

1. Project Updates:

2. Proposals: A.B Veirs

-Upon motion duly made, the Board agreed,

To approve the proposal dated November 9, 2022, from Veirs Paving to pour 593 sq.ft. of concrete in Building 15 trash room, lobby ramp, carport trench, and G-end sidewalk at a cost

of \$9,750.00 to be paid out of Replacement Reserves on completion and presentation of an invoice.

Resolution #78, 11/15/2022

3. ABM-Jian/Fu

-Upon motion duly made, the Board agreed,

To conditionally approve the ABM submitted by 5 Vantage Hill Ct. for fence/exterior door/storm, subject to neighbors' signatures provided on amended page 1.

Resolution #79, 11/15/2022

10. Landscape Report:

1. McFall and Berry Proposal-

-Upon motion duly made, the Board agreed,

To approve McFall & Berry's proposal L22052MA dated 10/28/22 for weed and crabgrass control for 2023 in the amount of \$7,146.00 to be paid on completion and presentation of invoices out of Contingency Funds.

Resolution #80, 11/15/2022

11. Open Forum: none

12. Next Meeting – December 20, 2022, at 2:00 p.m. using the Hybrid format.

13. Adjournment – The meeting adjourned at 3:16p.m.

Carol Ames, Secretary