



REGULAR MEETING OF THE
BOARD OF DIRECTORS –
COUNCIL OF UNIT OWNERS OF MUTUAL 14
TUESDAY, APRIL 18, 2023

Resolution #118-124

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, April 18, 2023, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Jim O’Neil, Vice President; Gary Leber, Treasurer; John Loveday, Director, Jane Carona, Director; Walter Faggett, Director

DIRECTORS ABSENT: Carol Ames, Secretary

MANAGEMENT: Robert Brunelle, Senior Property Manager
Danesca Pineda, Mutual Assistant

ZOOM VISITORS: Sherrie Frieman, Rick Kaiser, Carol Emel, Leona O’Reilly

VISITORS IN SULLIVAN ROOM: Annette Loveday, Jessie Fitzpatrick, Bobbie Palmer, Julie Gibbons, Cathy Madden, Jodi Davis, William Moore, Cindy Wright, Patty Arias.

1. Call to order – President Viney called the meeting to order at 2:01p.m.
2. Community Report – The community report was included in the board packet for their review. Mr. Brunelle answered all questions addressed.
3. Adoption of Agenda – The agenda was adopted as amended.
4. Approval of Minutes –
 - a. Approval of Minutes of March 21, 2023, Regular Board Meeting– 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-
- a. Grapevine- The April Grapevine will be delayed because the board wants to include the results of the Annual Meeting.
 - b. Rules- The board is working on rules for electronic vehicles/cars.
 - c. Attorney Expenses- Ms. Viney reviewed details of all the attorney expenses to date.
7. Secretary's Report
- a. Unit Status Report- none at this time- it will be shared at the annual meeting.
 - b. Building Rep Report: none currently.
8. Treasurers Report – Mr. Leber-Treasurer- presented the lists of invoices for approval.
- a. March/April Invoices:
 - 1. 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	\$160.00	611900-01	<u>RB Rees Broome, Attorneys at Law, PC invoice #1339085</u> For professional services rendered through March 31, 2023. Dated: 3/31/2023
2	\$647.00	611900-01	<u>RB Rees Broome, Attorneys at Law, PC invoice #1338950</u> For professional services rendered through March 31, 2023. Dated: 3/31/2023
3	\$167.24	620300-07	<u>LWMC Invoice # 227994-</u> B.11- 15100 Glade Dr. Replaced broken trash room fixture. Dated: 4/10/2023
4	\$300.00	621100-18	<u>Dynalectric Invoice # 47068-</u> Service call to check dialer for 'did not test signals received, by Dynalectric monitoring. Dated: 4/5/2023
5	\$320.00	620300-07	<u>LWMC- Invoice # 228366-</u> Tested emergency lights in B,10-17 for the month of April 2023. Dated: 4/18/2023.

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- b. Insurance Claim-15121 Glade Dr, 1F-
-Upon motion duly made, the Board agreed,
To approve the payment of \$1,289.78 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from a water leak at 15121 Glade Drive, Bldg.13, #1F [Dias]

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-Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner of 15121 Glade Drive, Bldg.13, #1F [Dias] in the amount of \$1,289.78 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 #120 4/18/2023

c. Morgan Stanley account:

-Upon motion duly made, the Board agreed, (Majority approved, John Loveday against)-

To open and fund an account at Morgan Stanley for the purpose of professional management and investment of the mutual's Reserve funds, and

To designate the mutual president & treasurer as signatory on the account with the authority to order money transfers between Morgan Stanley and the mutual's operating account and to approve re-investment of funds as recommended by the account advisor, and

To allow 3rd party view-only access to the Mutual Services Property Manager & LW Property Accountant.

Resolution #121 4/18/2023

9. Property Maintenance Report:

A. Project Updates- Ms. Viney & Mr. Brunelle reviewed ongoing projects

B. Dryer Vent cleaning-

-Upon motion duly made, the Board agreed,

To the LWMC proposal to clean dryer vents throughout the mutual at a cost of \$90.00 per unit and to pay from Gen'l Maintenance GL620200-06 on presentation of an invoice.

Resolution #122 4/18/2023

C. ABM-B.3-3G-Brown-

-Upon motion duly made, the Board agreed,

To approve the ABM submitted by Brown 3500 Forest Edge Dr. B.14-2C. for plumbing.

Resolution #123 4/18/2023

D. ABM-B.14-3G

-Upon motion duly made, the Board agreed,

To approve the AMB submitted by Cox 15111 Glade Dr. B.14-3G for shower renovations

Resolution #124 4/18/2023

E. Jim O'Neil discussed his letter to the Board re new carpeting -Property Manager will suggest option #1 floor replacement for carpeting. The board will also consider waiting for the Reserve Study in June 2023.

F. Proposals- PPD

To agree to the LWMC proposal to install EZ-Traps on a/c units in apartment units at a cost of \$113.01 per unit to pay from Contingency Reserves on presentation of an invoice.

Tabled until next meeting

10. Landscape Report:

11. Open Forum: none

12. Next Meeting – May 16, 2023, at 2:00 p.m. using the Hybrid format.

13. Adjournment – The meeting adjourned at 3:44p.m.
