



# LEISURE WORLD OF MARYLAND

## REGULAR MEETING OF THE BOARD OF DIRECTORS – COUNCIL OF UNIT OWNERS OF MUTUAL 14

TUESDAY JULY 15, 2025

### **Resolution #24-31**

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 Meeting Room A and via Zoom: 301-715-8592; (ID: 862-9527-1805; Access Code: 500040 on Tuesday, July 15, 2025, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Boris De Souza, Vice President; John Loveday, Treasurer/Secretary (via zoom); Directors: Jane Carona and Stephen Hatos.

DIRECTORS ABSENT: None

MANAGEMENT: Perla Alvarez, Property Manager; Vince, Project Manager, Danesca Pineda, Administrative Coordinator

ZOOM VISITORS: Maureen DeSouza, Marcia Alexiewicz, and Carol Ames

VISITORS in person: Roger Blacklow, Richard Peppin, Julie Gibbons, Mary Lamb, Mariam Sanchez, Leona O’Rielly

1. **Call to order** – President Viney called the meeting to order at 2:01 pm

2. **Adoption of Agenda** – The agenda was adopted as presented.

3. **Approval of Minutes** – The June 17, 2025, regular Board minutes were approved as presented.

5. **President’s comments**: Ms. Viney shared some essential information about the results of the CCOC complaint.

6. **Finance-Action Item**

a. Invoices under \$1,000- Ms. Loveday, Treasurer assistant, presented the list of invoices under \$1,000 for approval.

– Upon motion duly made, the Board agreed,

To approve payment of the following invoice(s) **under \$1,000.00:**

	<b><u>Amount:</u></b>	<b><u>GL Code:</u></b>	<b><u>Vendor/Invoice# / Description/ Inv. Date:</u></b>

1	<b>\$153.00</b>	620200-100006	<b><u>LWMC Invoice #263119-</u></b> Clear drain at 15101 Glade Dr. ran about 15 feet of cable to clear drain. Dated: 6/30/25
2	<b>\$240.05</b>	620200-100006	<b><u>LWMC Invoice #262828-</u></b> 15100 Glade Dr. floor drain in trash room was holding water. Dated: 6/26/25
3	<b>\$328.50</b>	620300-100007	<b><u>LWMC Invoice #262819-</u></b> Turn off the breakers for baseboard heating in common areas of building 10 through 17. Dated: 6/26/25
4	<b>\$408.00</b>	620300-100007	<b><u>LWMC Invoice #263070-</u></b> Emergency lights tested in building 10-17. June 2025. Dated: 6/30/2025
5	<b>\$204.00</b>	620200-100006	<b><u>LWMC Invoice #263191-</u></b> Ran 60 feet of cable down the main drain line to clear the blockage in 3500 Forest Edge Dr. 15-1G. Dated: 7/1/25
6	<b>\$150.00</b>	621000-100006	<b><u>DL Carpentry Invoice#62963223 -</u></b> 15119 Vantage Hill Rd-Cut the downspout at the backside so when it rains the water can flow well.
7	<b>\$137.77</b>	612500	<b><u>Reimbursement to Kathy Viney:</u></b> 15101 Glade Dr. 10-1B- Staples- Ink, 2 packets of paper, Scotch mounting. Dated: 7/2/25 and 6/24/25.
8	<b>\$104.79</b>	620200-100006	<b><u>Reimbursement to Kathy Viney:</u></b> 15101 Glade Dr. 10-1B-Pet Waste Eliminator bags on rolls. Dated: 7/7/2025
9	<b>\$600.00</b>	620400-100002	<b><u>Schindler Elevator Invoice#7154197207-</u></b> 3501 Forest Edge, service call for elevator, alarm panel showing communication failure. Dated: 6/30/25
10	<b>\$410.00</b>	611900-100002	<b><u>RB Rees Broome, PC Invoice #1484152-</u></b> Professional service reeded through June 30, 2025.Collections.
11	<b>\$128.00</b>	611900-100001	<b><u>RB Rees Broome, PC Invoice #1484364-</u></b> Professional services rendered through June 30,2025.
12	<b>\$125.00</b>	620900	<b><u>Orkin Invoice#276077156-</u></b> Monthly services M14 14800 Glade Dr. Dated: 7/7/2025.
13	<b>\$346.11</b>	620400-100003	<b><u>Dominion Elevator Invoice #00321546-</u></b> Annual inspection B. 17. Dated: 6/19/25
14	<b>\$346.11</b>	620400-100003	<b><u>Dominion Elevator Invoice #00321552-</u></b> Annual inspection B. 14. Dated: 6/19/25
15	<b>\$346.11</b>	620400-100003	<b><u>Dominion Elevator Invoice #00321555-</u></b> Annual inspection B. 15. Dated: 6/19/25
16	<b>\$135.20</b>	620400-100003	<b><u>Dominion Elevator Invoice #00321528-</u></b> Annual inspection B. 13. Dated: 6/19/25
17	<b>135.20</b>	620400-100003	<b><u>Dominion Elevator Invoice #00321536-</u></b> Annual inspection B. 10. Dated: 6/18/25

18	\$135.20	620400-100003	<b><u>Dominion Elevator Invoice #00321541-</u></b> Annual inspection B. 11. Dated: 6/18/25
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**Resolution #24 7/15/2025**

**Invoice(s) over \$1,000.00** – for approval-

	<b><u>Amount:</u></b>	<b><u>GL Code:</u></b>	<b><u>Vendor/Invoice # / Description/ Inv. Date:</u></b>
1	<b>\$1,209.00</b>	621100-100018	<b><u>Dynalectric Invoice #59921-</u></b> Quarterly sprinkler flow and temper test. Dated: 6/25/25.
2	<b>\$2,992.00</b>	621100-100018	<b><u>Dynalectric Invoice #59610-</u></b> phone lines in building 14 and 12switched lines over the fire panel from Verizon to new system. Dated: 6/19/25.
3	<b>\$2,484.00</b>	611500	<b><u>Reimb LWMC -BDO Invoice #500004306-</u></b> Audit Services for M14. Dated: 6/14/25

**Resolution #25 7/15/2025**

c. Insurance Claim-n/a

d. Delinquency & Liens-15101 Glade #3B, 15100 Glade 3B, 15121 Glade #1F

**7. Property Management-**

a. Property Manager’s work updates chart was included in the agenda packet for all board members to review and ask any questions.

b. Proposals- Demolition of patio enclosure/Building maintenance guys/Apt. walkway concrete repairs/treatment presentation/McFall and Berry

– Upon motion duly made, the Board agreed,

To demolish, with the agreement of the unit owner, the patio enclosure at 15100 Glade Drive - #1G and return it to its original open condition at a cost not to exceed \$5,000.00. The mutual will pay upon completion and presentation of invoices from GL620200-06, and assess the total cost against the unit as a continuing obligation until the mutual is reimbursed

**Resolution #26 7/15/2025**

– Upon motion duly made, the Board agreed,

To approve the formation of a Building Maintenance Committee aka “Building Maintenance Guys” to identify needed repairs and maintenance in the apartment buildings and carports and to report them to the Property Management team for action. Committee members will be Bob Moss, Rich Peppin, and Mark Condry.

**Resolution #27 7/15/2025**

– Upon motion duly made, the Board agreed

To approve the scope of work for the apartment walkway project to repair damaged concrete, improve slope by feathering, install backer rod and caulk, and Flexkrete treatment.

**Resolution #28 7/15/2025**

c. ABMs- 15101 Glade Dr. 3C-Beaulieu

– Upon motion duly made, the Board agreed,

To approve the ABM for installation of new windows in 15101 Glade Drive #3C Beaulieu.

**Resolution #29 7/15/2025**

d. McFall and Berry Proposal #18336

– Upon motion duly made, the Board agreed,

To approve McFall and Berry Proposal #18336 in the amount of \$450.00 for 15127 Vantage Hill Rd. Japanese Maple removal with stump and to pay invoice upon completion of the job.

**Resolution #30 7/15/2025**

8. **Other Business**- Building reps report-the report was included in the agenda packet for all board members to review.

– Upon motion duly made, the Board agreed,

Mutual 14 Bylaws, Article 9 Section 2, states that no portion of any condo unit other than the entire unit shall be leased for any period. Therefore, the board denied the request.

**Resolution #31 7/15/2025**

8. **Correspondence**- none

9. **Reports**-

- a. LW Community Report- The report was included in the agenda packet for all board members to review and ask any questions during the meeting.
- b. Unit Status Report- The unit status report was included in the agenda packet for all board members to review.

10. **Open Forum**- -Time was provided for members to discuss items included and not. Included on the agenda.

11. **Next Meeting** – August 19, 2025, at 2:00 p.m. using the Hybrid form.

12. **Adjournment** – The meeting adjourned at: 3:40 pm

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John Loveday, Secretary