



**LEISURE
WORLD**
OF MARYLAND

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

TUESDAY JUNE 17, 2025

Resolution #9-20

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, June 17, 2025, at 2:00 p.m.

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

DIRECTORS ABSENT: None

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

ZOOM VISITORS: Richard Peppin, Kathy Cox, Roger Blacklow, Julie Gibbons, Maureen DeSouza, and Carol Ames

VISITORS in person: Annette Loveday, Bob Moss, Marcia Alexiewicz, Jodi Davis, Jenny Wong, Mary Lamb, Helen Whisman, Sharon Moores.

1. **Call to order** – President Viney called the meeting to order at 2:00 pm
2. **Adoption of Agenda** – The agenda was adopted as presented.
3. **Approval of Minutes** – The May 20, 2025, regular Board minutes were approved as presented.
5. **President's comments**: Ms. Viney shared some important information about scheduled closed meeting for violation hearing and CCOC complaint about going to a hearing panel.
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:**

Invoices **under \$1,000-** for approval -

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice# / Description/ Inv. Date:</u>
1	\$85.00	620300-100007	<u>LWMC Invoice #262283-</u> Secured exit sign back in place at b.13 2D 15121 Glade Dr. and B.16 at 2D 3510 Forest Edge.
2	\$306.00	620300-100007	<u>LWMC Invoice #261764-</u> Check the emergency lights tested for 30 seconds. Dated: 5/22/2025
3	\$200.00	621000-100006	<u>DL Carpentry Invoice#62963184-</u> Remove a rotten wood threshold and install a new metal threshold in the elevator in B 14. Dated: 5/29/2025.
4	\$64.90	612500	<u>LWMC Reimbursement to PA cc-</u> CCOC mailing. Dated: 5/30/2025
5	\$31.50	611900-1000001	<u>RB Rees Broome, PC Invoice #1478329-</u> Professional service rendered through May 31, 2025.
6	\$359.50	611900-100002	<u>RB Rees Broome, PC Invoice #1478136-</u> Professional service rendered through May 31, 2025. (Collections).
7	\$135.11	612500	<u>Reimbursement to Kathy Viney:</u> 15101 Glade Dr. 10-1B- Pet Waste eliminator, trash can liners for 10-gallon steel receptacles. Dated: 5/30/2025.
8	\$850.00	690000-100015	<u>S&K Roofing Invoice #sk-7001-</u> Replaced 10 sheets of plywood. Approval for this amt. is in Res# 16.

Resolution #9 6/17/2025

- b. Insurance Claim- 15100 Glade Dr. 2D-
– Upon motion duly made, the Board agreed,

To approve the payment of \$1,702.80 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from an ice maker water line leak at 15100 Glade Drive, Bldg.11, #2D [Galiatsatos].

Resolution #10 6/17/2025

- Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner of 15100 Glade Drive, Bldg.11, #2D [Galiatsatos] in the amount of \$1,702.80 for mitigation and repair of damages resulting from an ice maker water line leak --- and to assess the amount against the owner's account as a continuing obligation until paid.

Resolution #11 6/17/2025

- c. Insurance Claim- 3511 Forest Edge Dr. 2C
– Upon motion duly made, the Board agreed,

To approve the payment of \$653.04 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from a shower drain leak at 3511 Forest Edge #2C [Price].

Resolution #12 6/17/2025

- Upon motion duly made, the Board agreed,

To approve to request reimbursement from the unit owner of 3511 Forest Edge #2C [Price] in the amount of \$653.04 for mitigation and repair of damages resulting from a shower drain leak --- and to assess the amount against the owner's account as a continuing obligation until paid.

Resolution #13 6/17/2025

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-

- Upon motion duly made, the Board agreed,

To approve the following proposals from **McFall & Berry** and pay from GL621400-02 on completion and presentation of invoices: #17607 [\$700.00], #17622 [\$41.53], #17885 [not to exceed \$4,956.10], #17624 [\$5,000.00], #17908 [\$900.00].

Resolution #14 6/17/2025

- Upon motion duly made, the Board agreed,

To approve the DL Carpentry proposal to repair damage to the ceiling at 3501 Forest Edge #3B caused by the roofing project, at a cost not to exceed \$1,840.00 to be paid on completion and presentation of an invoice from GL620200-06.

Resolution #15 6/17/2025

- Upon motion duly made, the Board agreed,

To approve payment to S&K Roofing for extra repairs to roofs at 15121 Glade Drive and 3501 Forest Edge Drive as shown on amended invoices: #SK-7001 in the amount of **\$850.00** and #SK-7002 in the amount of **\$425.00**, to be paid from Replacement Reserves GL690000-100015.

Resolution #16 6/17/2025

– Upon motion duly made, the Board agreed,

To approve the proposal from **Air Quality Technology** for dryer vents cleaning [replacing expandable hoses at unit owners' expense] at \$55/unit and to pay from GL621000-06 on completion and presentation of invoice.

Resolution #17 6/17/2025

c. ABMs- 15121 Glade Dr. 1B Nagy and 15111 Glade Dr. 3D Dupree-

– Upon motion duly made, the Board agreed,

To approve the ABM submitted by 15121 Glade Dr. 1C Nagy for Window/patio door.

Resolution #18 6/17/2025

– Upon motion duly made, the Board agreed,

To approve the ABM submitted by 15111 Glade Dr. 3D Dupree to replace patio sliding glass door.

Resolution #19 6/17/2025

8. Other Business-

a. Grapevine editors wanted

b. A unit owner questioned who was responsible for paying a plumbing invoice.
After discussion and

– Upon motion duly made, the Board agreed,

That the unit owner at 3510 Forest Edge #1E is responsible for the cost of clearing their shower drain.

Resolution #20 6/17/2025

9. Correspondence- none

10. 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.

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

12. Next Meeting – July 15, 2025, at 2:00 p.m. using the Hybrid form.

13. Adjournment – The meeting adjourned at: 3:23pm

John Loveday, Secretary