



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

TUESDAY MARCH 17, 2026

**Resolution #91-98**

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, March 17, 2026, at 2:00 p.m.

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

DIRECTORS ABSENT: None

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

ZOOM VISITORS: Cathy Madden, Leona O’Reilly, Kathy Williams, Carol Ames, and Richard Peppin.

VISITORS in person: Julie Gibbons, Bob Moss, Nancy Cameron, and Sheila Becker

1. **Call to order** – President Viney called the meeting to order at 2:03 pm
2. **Adoption of Agenda** – The agenda was adopted as presented.
3. **Approval of Minutes** – The Feb 17, 2026, regular Board minutes were approved as presented.
4. **President’s Comments**-Calls for candidates-two seats open, one candidate.
5. **Finance-Action Item**
  - a. Ms. Loveday presented the list of invoices for approval.  
Invoices **under \$1,000**- for approval-

	<b><u>Amount:</u></b>	<b><u>GL Code:</u></b>	<b><u>Vendor/Invoice #/ Description/ Inv. Date #:</u></b>
1	<b>\$98.00</b>	<b>620200-100006</b>	<b><u>LWMC Invoice #273615</u></b> -Inspected and clean up all the basins and storm drains. Dated: 2/24/26
2	<b>\$200.00</b>	621400-100002	<b><u>McFall and Berry Invoice #242342</u></b> - B. 12 remove plant material removed by plumbing contractor. Dated: 2/26/26

3	<b>\$380.00</b>	621000-100006	<b><u>J The Plumber Invoice #002011</u></b> - 15121 Glade Dr. Unit 1C- found soapy water backing up into guest bath lav when 3 <sup>rd</sup> floor washing machine is ran. Dated: 2/24/26
4	<b>\$51.87</b>	622400	<b><u>Comcast Invoice #2185</u></b> -15121 Glade Dr. unit tel. co. dated: 2/6/26
5	<b>\$51.87</b>	622400	<b><u>Comcast Invoice #2177</u></b> -3511 Forest Edge unit tel. co. dated: 2/6/26
6	<b>\$51.87</b>	622400	<b><u>Comcast Invoice #2144</u></b> -3510 Forest Edge. Dr. unit tel. co. dated: 2/6/26
7	<b>\$51.87</b>	622400	<b><u>Comcast Invoice #2201</u></b> -15101 Glade Dr. unit tel. co. dated: 2/6/26
8	<b>\$748.00</b>	690000-120001	<b><u>Dynalectric Invoice #73745</u></b> -call for assistance with fire and sprinkler system disable. Dated: 2/18/2026
9	<b>\$272.00</b>	620300-100007	<b><u>LWMC Invoice #273354</u></b> - Performed Feb. 2026 30 sec test for emergency lights. Dated: 2/17/2026
10	<b>\$226.79</b>	620200-100006	<b><u>Reimbursement to Kathy Viney</u></b> : 15101 Glade Dr. 10-1B- Pet Waste eliminator, trash can liners for 10-gallon, Staples: ink/paper recycling limit. Dated: 2/27/2026
11	<b>\$103.87</b>	612500	<b><u>Reimbursement to Kathy Viney</u></b> : 15101 Glade Dr. 10-1B- Staples: ink/paper/broom/ recycling limit. Dated: 2/27/2026
12	<b>\$65.00</b>	611900-100001	<b><u>RB Rees Broome PC Invoice #1535393</u></b> - Professional service rendered/Consultation- through Feb. 28, 2026.
13	<b>\$738.00</b>	611900-100002	<b><u>RB Rees Broome PC Invoice #1535393</u></b> - Professional service rendered through Feb. 28, 2026.( Collection).
14	<b>\$385.42</b>	620200-100006	<b><u>LWMC Invoice #274448</u></b> - replaced back hose bibb, solder connected piping and insulation piping to complete leak repair in utility closet B. 17. Dated: 3/12/26
15	<b>\$119.40</b>	612500	<b><u>Tiger Technologies Invoice #732764</u></b> - Mutual-14.org, domain name renewal. Dated: 3/1/2026.
16	<b>\$129.07</b>	620200-100006	<b><u>Water reimbursement to LWMC P.A CC.</u></b> Water purchased for residents is B.17

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Invoices over \$1,000- for approval -

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice #/ Description/ Inv. Date #:</u>
1	\$2,566.00	621100-100018	<u>Dynalectric Invoice #74066-</u> B.10, 13, 16, 17-2/11/26 went to site and removed tamper devices and bypassed in order to clean troubles in system. Dated: 3/3/26
2	\$2,512.00	621100-100018	<u>Dynalectric Invoice #73832-</u> B.10 went to site in morning for request to check system after building experienced broken sprinkler pipe to over the panel. Dated: 2/20/2026
3	\$1,880.80	690000-120001	<u>American Leak Invoice #00555256-</u> Main line leak detection in 15111 Glade Dr. Dated:2/19/2026
4	\$3,384.92	621000-100006	<u>Magnolia Invoice #512514-</u> Problem was 1.5inch backflow had frozen and blew apart. Was able to install a new backflow since water was off and was an emergency - B14

Resolution #92 3/17/2026

c. Insurance Claim- (if any)-Portis

-Upon motion duly made, the Board agreed,

To approve the payment of \$9,808.50 to **LWMC** from GL611800-02 Insurance Deductible for the mitigation and repair of damage resulting from a hose bibb break at 3511 Forest Edge Dr. [Bldg.17] #1B [Portis].

Resolution #93 3/17/2026

6. 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-(if any)-McFall and Berry #18831 and #20983

-Upon motion duly made, the Board agreed,

To approve **McFall & Berry's** proposal #18831 for lawn care treatments at a cost of \$7,146.00, to be paid on completion and presentation of invoices from GL621400-02.

Resolution #94 3/17/2026

-Upon motion duly made, the Board agreed,

To approve **McFall & Berry's** proposal #20983 to remove a maple tree and stump at the A-end of Building 13 at a cost of \$925.00, to be paid on completion and presentation of an invoice from GL621400-02.

Resolution #95 3/17/2026

c. ABMs-if any-15121 Glade Dr. 1E-/15127 Vantage Hill

- Upon motion duly made, the Board agreed,

To approve the **ABM** submitted for 15121 Glade Drive #1E [Reilly] for renovations to the hall bathroom.

Resolution #96 3/17/2026

– Upon motion duly made, the Board agreed,

To approve the **ABM** submitted for 15127 Vantage Hill R. [Olson] for painting in the unit. (ABM is not necessary for painting).

**Resolution #97 3/17/2026**

7. **Other Business**- Government affairs report- the report was included in the agenda packet for all board members to review.

– Upon motion duly made, the Board agreed,

To authorize the president to contact Byram Labs to confirm their October pricing proposal and to get in their queue for installation.

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8. **Correspondences:** n/a

9. **Reports-**

a. **LW Community Report**- The report was included in the agenda packet for all board members to review.

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 on the agenda.

11. **Next Meeting**- April 21, 2026, at 2:00 p.m. using the Hybrid form.

**Annual Meeting April 23, 2026 at 3:00pm**

12. **Adjournment** – The meeting adjourned at: 3:33pm

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John Loveday, Secretary