



**LEISURE
WORLD**
OF MARYLAND

REGULAR MEETING OF THE
BOARD OF DIRECTORS –
COUNCIL OF UNIT OWNERS OF MUTUAL 14
TUESDAY NOVEMBER 18, 2025

Resolution #62-68

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, Nov 18, 2025, at 2:00 p.m.

DIRECTORS PRESENT: Kathy Viney, President; Boris De Souza, Vice President.

Directors: Jane Carona and Stephen Hatos.

DIRECTORS ABSENT: John Loveday, Treasurer/Secretary

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

ZOOM VISITORS: Jackie Butler and Cathy Madden

VISITORS in person: Julie Gibbons, Rich Peppin, Sharon Moores, Jodi Davis, Sheila
Becker, Bob Moss, and Laurie Kramer

1. **Call to order** – President Viney called the meeting to order at 2:00 pm
2. **Vote to go into closed session** at the close of regular business in accordance with the Md. Condominium Act, Section 11-109(7) for the purpose of complying with a specific statutorily imposed requirement protecting particular proceedings or matters from public disclosure (i.e. violation hearings).
3. **Adoption of Agenda** – The agenda was adopted as presented.
4. **Approval of Minutes** – The October 21, 2025, regular Board minutes were approved as presented.
5. **Ratify AWM Res#60 and 61-**

– Upon motion duly made, the Board agreed,

- 1) To ratify **Resolution #60** dated 10/24/25 to approve a proposal from Jiffy Plumbing to replace 170ft of main water line at Building 10 at a cost of \$83,340.00 and 2) to ratify **Resolution #61** dated 11/4/25 to rescind Resolution #60 and approve a new proposal from Jiffy Plumbing to repair the domestic water line supplying Building 10 at a price not to exceed \$83,000.00.

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6. **President's comments:** Ms. Viney shared some important information.

7. **Finance-Action Item**

a. Invoices under \$1,000- Ms. Viney 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:**

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice# / Description/ Inv. Date:</u>
1	\$85.00	620200-100006	<u>LWMC Invoice #268443-</u> clear condensate line at 3510 Forest Edge Dr. 16-1F. Dated: 10/20/2025
2	\$272.00	620300-100007	<u>LWMC Invoice #268950-</u> Tested emergency lights in b. 10-17. B. 11 has emergency lights out in front of unit 3a. Dated: 10/29/2025
3	\$475.00	620200-100007	<u>DL Carpentry invoice #62963384-</u> 15121 Glade Dr. 13-3B- repair ceiling nails popping out in several rooms of the units. Dated: 10/30/2025
4	\$715.00	611900-100001	<u>RB Rees Broome PC Invoice #1507212-</u> Professional service rendered through Oct 31, 2025-Bylaw amendment.
5	\$32.00	611900-100002	<u>RB Rees Broome PC Invoice #1507702-</u> Professional service rendered through Oct 31, 2025-Collections.
6	\$111.12	622400	<u>Comcast Invoice #1452185-</u> for 15121 Glade Dr.. unit tel.co. Dated: 11/8/2025.
7	\$111.12	622400	<u>Comcast Invoice #1452144-</u> 3510 Forest Edge Dr. Unit Tel co. Dated: 11/8/2025.
8	\$111.12	622400	<u>Comcast Invoice #1452177-</u> 3511 Forest Edge Dr. Unit Tel co. Dated: 11/8/2025.
9	\$111.12	622400	<u>Comcast Invoice #1452201-</u> 15101 Glade Dr.. Unit Tel co. Dated: 11/8/2025.
10	\$115.39	620200-100006	<u>Reimbursement to Kathy Viney:</u> 15101 Glade Dr. 10-1B- Pet waste eliminator-10 boxes. Dated: 11/10/2025
11	\$640.24	620300-10007	<u>Reimbursement to Patrick Leanza;</u> 15111 Glade Dr. 1A- for lights 2 pinGX23 base-4100, 4011.Dated: 11/23/2025
12	\$210.65	612500	<u>Reimbursement to Kathy Viney:</u> 15101 Glade Dr. 10-1B- staples-black ink, paper, recycling limit, green better bin. Dated: 11/13/2025

13	\$238.00	62100-10006	<u>LWMC Invoice #269801-</u> clogged sink-ran snake 70' to clear kitchen sink. Dated: 11/17/2025
14	\$42.00	621400-100002	<u>McFall and Berry Invoice #238814-</u> Watering 10/10/25. Dated: 10/17/2025
15	\$84.00	621400-100002	<u>McFall and Berry Invoice #238930-</u> Watering 10/20/25. Dated: 10/31/2025
16	\$42.00	621400-100002	<u>McFall and Berry Invoice #239329-</u> Watering 10/20/25. Dated: 10/31/2025

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b. Invoices over \$1,000-
-Invoice(s) over \$1,000.00 – for approval-

	<u>Amount:</u>	<u>GL Code:</u>	<u>Vendor/Invoice # / Description/ Inv. Date:</u>
1	\$2,100.00	611500	<u>BDO Invoice #500090124-</u> 2024 tax/audit. Dated: 11/12/25
2	\$1,111.68	621400-100002	<u>McFall and Berry Invoice #239307-</u> B. 16 supply & install 2 Japanese lilac trees. Dated: 11/12/2025
3	\$3,844.42	621400-100002	<u>McFall and Berry Invoice #238945-</u> June walk-through 2025, B-10,11,13,14,15,16, Dated: 10/31/2025

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c. Insurance Claim- (if any)-
 – Upon motion duly made, the Board agreed,

To approve the payment of \$791.39 to LWMC from GL611800-02 Insurance Deductible for the mitigation and repair of damages resulting from a washing machine leak on 8/14/25 at 3500 Forest Edge Dr. #3E [Jurgrau].

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– Upon motion duly made, the Board agreed,

To request reimbursement from the unit owner of 3500 Forest Edge Dr. #3E [Jurgrau] in the amount of \$791.39 for mitigation and repair of damages resulting from a washing machine leak on 8/14/25 --- and to assess the amount against the owner's account as a continuing obligation until paid.

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d. Approval of the 2026 Budget:
 – Upon motion duly made, the Board agreed,

To approve the **2026 Budget** as presented to the Council of Unit Owner.

Resolution #67 11/18/2025

– Upon motion duly made, the Board agreed,

To authorize the president to distribute an amount not to exceed \$800.00 in year-end bonuses for staff.

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8. **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)- Electric sub-meters-Ms. Viney shared some important info.
- c. ABMs- (if any)-none

9. **Other Business-**

- a. The Grapevine- Input from residents

10. **Correspondence-** none

11. **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.

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

13. **Next Meeting-** December 16, at 2:00 p.m. using the Hybrid form.

14. **Adjournment** – The meeting adjourned at: pm

John Loveday, Secretary