

DRAFT
GOLF GREEN CONDOMINIUM ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Friday, October 21, 2016
9:00 A.M.

PRESENT: Jim Gallagher, President; Leroy Kibbel, Vice President, Marcia Drury, Co -Treasurer; Jim Petrucci, Co-Treasurer; Peg Mercner and Lynn Lakel for Management. Absent: Frances Vancer, Secretary

With the Proof of Notice of the meeting presented and a quorum being present, the meeting was called to order at 9:05 A.M.

Motion made by Leroy Kibbel to accept the minutes of the organizational meeting as presented. Motion seconded by Jim Petrucci. Motion carried unanimously.

President's Report – Jim Gallagher reported the Board received a resignation from Frances Vancer. Leroy made a motion to accept Frances' resignation and appoint Peg Mercer to fill the term. Jim Petrucci seconded the motion. Motion carried unanimously. Trash pickup is now twice a week. A discussion followed.

Treasurer Report – Marcia reported that there is a lot of money in the Money Market. We should consider moving some to a short-term CD. The financials were approved. A discussion followed regarding reclassifying Prior Year Interest to a Capital Reserve. Leroy made a motion to reclassify the prior year interest in Reserves to Capital Reserves. Jim Gallagher seconded the motion. Motion carried unanimously. Marcia said to leave the signatures as is until the annual meeting. Marcia and Jim Petrucci on Cadence and Marcia and Peg on BB&T. Jim Petrucci had a question on the 2014 Reserves. A lengthy discussion followed regarding 2017 budget. Various items discussed: roofs, asphalt, reserves, etc. Jim Petrucci had questions on regular budget including can we pay insurance on payment basis. Lynn stated that it can be financed and paid on a monthly basis through Premium Assignment. Some changes to reserves are needed.

Landscape Committee – Carol Crane was unable to attend the meeting but sent in a report to be distributed. Please see attached.

Social Committee – The Social Committee has 5 activities planned. There is \$900 plus in the checkbook. They must spend it all this year.

Financial Committee -- The Financial Committee will start on next year's budget. Most will be here after Christmas. Procedures for the budget were discussed and what will the committee be doing.

Management Report: Dick Ross said shower head at the pool is being pulled out of the wall. He has glued to hold it as a temporary fix. Concrete fell off roof between 127 and 128. Dick will fix the holders in trash compartment. Water fountain is shut off. Lynn to find out the cost to fix it. Discussion followed regarding his duties. Roofs complete and waiting on 208 and 229 skylights.

New Business

The stairs are plywood and has a lot of glue on them. Remnants are gone. They do have a non-slip paint for wood. Paint should be done first and then stairs redone. Re-carpet is probably the best way to go. There would be less maintenance cost. A discussion followed regarding painting of the buildings. The paint color selection was not approved and a new color was selected. Lynn to have sample painted on Clubhouse on pool side and by the front door. Also a sample will be put in a tunnel between 131 and 132. Two bids to replace the A/C in the clubhouse were received. TriCounty had 3 options, \$5150, \$5130, \$4805. Venice Heating & Cooling was \$4468 plus \$600, with additional 3 upcharges with different warranties. Marcia made a motion to accept Venice Heating & Cooling proposal with the additional 5-year warranty package for a total of \$5,097.00. Peg seconded. Motion carried unanimously. Aqua Doc Pools and Southwest Pools submitted bids. This will be tabled and a third quote will be requested.

Unfinished Business

Marcia questioned the Comcast bill. In 2014 each unit was billed \$31. The rate increased each year about 5%. A discussion followed regarding cable. A letter needs to be sent to Comcast to notify them of not automatically renewing the contract. Lynn will send out the letter. It was decided to put back the light that was removed from most of the tunnels

Next regular Board of Directors meeting December 2, 2016 9:00 A.M.

Adjournment – Motion made to adjourn the meeting by Jim Petrucci. Seconded by Leroy Kibbel. Motion carried. Meeting adjourned at 10:55 am.

Respectfully submitted

Lynn Lakel, Sunstate Management Group
Golf Green Condominium Association