

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.
REGULAR BOARD OF DIRECTORS MEETING
Friday, December 2, 2016
9:00 A.M.

PRESENT: Jim Gallagher, President; Marcia Drury, Co -Treasurer; Jim Petrucci, Co-Treasurer; Peg Mercner and Lynn Lakel for Management. Leroy Kibbel, Vice President via conference call.

With the Proof of Notice of the meeting presented and a quorum being present, the meeting was called to order at 9:00 A.M.

Motion made by Marcia Drury to accept the minutes of the organizational meeting with changes. Motion seconded by Peg Mercner. Motion carried unanimously.

Carpet samples were provided for the board to see and compare by Rich. There are two different grades of carpet to choose from. Rich explained the difference between the two carpets. Discussion followed. Carpet will not be replaced until painting is done which will be about May.

President's Report – Jim Gallagher reported the defective smoke detectors were replaced. Jacques has replaced most of the second lights in each tunnel and will finish today. Pool heater was repaired. It was down for two days. Peg suggested that we get gutters along the side of clubhouse by front door and pool side. Company could not quote for gutters. Discussion followed. Lynn will have Jonathan Glucker look at the gutters and give us a bid. The Comcast contract renews in 2017. Lynn has drafted letter and emailed it. It needs to be sent certified.

Treasurer Report – Marcia has nothing to change. Leroy said under budget for the year and we are ok. Jim Gallagher made a motion to adopt the treasurer's report. It was seconded by Jim Petrucci and motion passed unanimously. A motion was made by Peg Mercner by Peg and seconded by Jim Gallagher to approve the 2017 Budget. Motion passed unanimously. A motion was made by Peg Mercner and seconded by Marcia Drury to renew the Line of Credit which expires January 12, 2017. The signers will be Jim Gallagher, President, Jim Petrucci Co-treasurer, Leroy Kibble Vice President and Marcia Drury, Co-Treasurer. Motion passed unanimously.

Committee Reports: None

Management Report: Lynn will have Jonathan Glucker bid on replacing small fascia, repair stucco on window at 112 and gutters on the clubhouse.

Unfinished Business

Regarding the painting of the buildings, it was decided to keep the same gray with frost trim. A discussion followed on the painting bids. Jim spoke with Frank Speek this morning and his quote is now \$63,000 including the shuffleboard courts. A lengthy discussion followed. A motion was made by Jim Gallagher and seconded by Peg Mercner to accept Frank Speek's contract at \$63,000 including the shuffleboard courts. Motion passed unanimously. Leroy questioned whether everything is done to satisfy the fire inspection. She will be coming in January.

New Business

A Motion was made by Jim Petrucci and seconded by Marcia Drury to accept Aqua Doc's proposal to resurface pool deck. The motion passed unanimously. Bids for recarpeting stairs has been tabled for now. A lengthy discussion followed regarding the No Pet Rule. It was decided that the No Pet Rule will stay as is for now.

Next regular Board of Directors meeting is January 20, 2017 at 9:00 A.M.

Adjournment – Motion made to adjourn the meeting by Jim Petrucci. Seconded by Leroy Kibbel. Motion carried. Meeting adjourned at 9:56 am.

Respectfully submitted

Lynn Lakel, Sunstate Management Group
Golf Green Condominium Association