

FINAL

Res #16-#20

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Thursday, June 16, 2011**

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 the Sullivan Room of the Administration Building, on Thursday, June 16, 2011 at 1:30 P.M.

Directors Present: Richard Bambach, President; Jacqueline Rabinow, Vice President; Agnes Glass, Secretary; James Moores, Director

Directors Absent: Ann Graham, Frank Lozupone, John Radcliffe

For Management: Kevin Flannery, General Manager; Gloria Robar, Mutual Assistant

Visitors: William Buck, Sidney Jarvis, Elizabeth Leanza

1. **Call to Order** – Mr. Bambach called the meeting to order at 1:30 P.M.
2. **Welcome Visitors** – Mr. Bambach welcomed William Buck, Sidney Jarvis and Elizabeth Leanza to the meeting.
3. **General Manager’s Report** – Kevin Flannery, General Manager presented the General Manager’s Report for June, 2011. All questions and comments were responded to by Mr. Flannery.
4. **Adoption of Agenda** – The agenda was approved as amended. Add...10. Unfinished Business – D. Reserve Study. E. Mailing of Amendment to Chapter 10 of County Code – Notification of services provided by the CCOC to all unit owners.
5. **Executive Session** – Upon motion duly made by James Moores, the Board approved the calling of an Executive Session.
Resolution #16, 6/16/11
6. **Approval of Minutes** – Approval of the May 19, 2011 minutes was delayed until clarification of 11. C. Fidelity Bond is established.
7. **President’s Comments** – Mr. Bambach’s comments included:

- (A) Consideration of property maintenance assistance for the Mutual.
- (B) The need for active professional guidance on legal issues and on certain aspects of gerontological issues.

8. Reports– Mutual Officers’/Committee Chairs

A. Secretary’s Report – Agnes Glass – Mrs. Glass’ report included:

- (1) Unit Status Report – (Attachment #1) – The report was reviewed by Mrs. Glass.
- (2) Building #12-3B (Goble) has been sold.
- (3) Currently there are 19 vacant units in the Mutual.

B. Treasurer’s Report –

- (1) (A/R Status Report) – There was no report at this time.
- (2) The list of invoices for May 20, 2011 – June 16, 2011 is on file in the Mutual Assistant’s office.
Clarification: Smoke Detector Project – Mutual is to pay for the replacement of one smoke detector per unit.
The Mutual Assistant will check on the question of the supply of light bulbs for the trash rooms and the expectation that the janitorial staff changes them.

C. Property Maintenance Committee Report – Buck– Mr. Buck’s report included:

- (1) All projects going well.
- (2) Review the Mutual rules and to publish one rule per month in the Grapevine. The Committee agreed that Sec. 6.01 Architectural Control C – re the hanging of flower pots, planters, ornaments and other objects from ceiling, balcony and balcony railing requires prior written approval from the Board will be published in its entirety in the next edition of the Grapevine.
- (3) 2012 Projects – (a) Apartment Roofs/w Carports – Bldgs. #10, #11, #13 & #14. (b) Vinyl Siding Trim. (c) Painting of Bldgs. #16 & #17 is on schedule.

D. Advisory Committee – Glass – Mrs. Glass stated that all buildings were represented at the June 15 meeting. Mrs. Glass’ report included:

- (1) Linda O’Neil – Building #10 –
Upon motion duly made by Agnes Glass, the Board agreed,

To appoint Linda O’ Neil as alternate Building Representative of Building #10 – 15101 Glade Drive.

Resolution #17, 6/16/11

(2) Title Change – After discussion,
Upon motion duly made by Agnes Glass, the Board agreed,

To approve changing the title of alternate Building Representative
to Associate Building Representative.

Resolution #18, 6/16/11

(3) Residents should store items only in cabinets in the carports, not
leave them in the open.

(4) Speeding within the Mutual is a concern – Interlachen traffic.

(5) Newly installed smoke detectors highly sensitive.

(6) Fire Room – 3rd Floor, Bldg. 10 – Was unlocked and furniture
is being stored in the room.

- E. Landscape Committee – Moores – There was no report at this time.
However, a reminder for PH owners that due to the siding project,
attention must be given to the landscaping of the 4' area which is
the responsibility of the owner.
- F. Social Committee – Moores – 82 residents attended the June picnic.
The Ice Cream Social is scheduled for July 19, 2011.
9. Grapevine – Leanza – The draft of the current edition of the Grapevine
has been forwarded to Mr. Bambach.
10. LWCC Report – There is no report at this time, however the Medical
Center Consultant continues to be of major interest and it is anticipated
that the Dispute Resolution Policy will be approved by the LWCC BOD.
- A. LWCC Advisory Committees –
- (1) Restaurant Advisory Committee – Moores – Mr. Moores
stated that food will be delivered to the Lanai and to the
Pool. Also, ½ price Burgers on Saturdays during lunch time.
- (2) Emergency Preparedness Advisory Committee – Rabinow –
Ms. Rabinow stated that there will be an EPAC Forum on
October 19, 2011 at 9:30 A.M. in the Clubhouse II Auditorium.
There will be several speakers and Q/A sessions.
- (3) Education/Recreation Advisory Committee – Leanza – Mrs.
Leanza provided a written report to the Board.
11. Unfinished Business –
- A. Martinez ABM – Mr. Bambach reviewed and discussed the ABM

submitted by Charles and Anne Marie Martinez to change their patio enclosure. John LaClere stated that the open patio above the unit had developed rust (on the ceiling of the Martinez's enclosed patio). He also stated in the ABM that when the old enclosure was removed, and before the installation of the new enclosure, the ceiling would be repaired. Mr. LaClere then visited the Martinez and an assumption was made that the ceiling could be repaired without the removal of the old enclosure and nothing further was done on the ABM. The Martinezs then installed energy efficient windows. However, it was still being assumed that the ceiling would be repaired. After discussion,

Upon motion duly made by Richard Bambach, the Board agreed,

That an exception be made to the Mutual 14 policy that all repairs within an enclosed patio is the responsibility of the unit owner, that John LaClere repairs the ceiling in the enclosed patio @ #16-1D (Martinez) and that the expense of said repairs be borne by Mutual 14.

Resolution #19, 6/16/11

- B. **Adcock Trapping Building Inspection Proposal – (attachment 2)** Copies of the Adcock Trapping proposal were provided to the Board. The Mutual Assistant will contact Adcock Trapping to obtain a report on the results of the inspection that was conducted on June 2, 2011. After discussion,

Upon motion duly made by Jacqueline Rabinow, the Board agreed,

To postpone any action on said subject upon receipt of a formal report from Adcock Trapping on the results of the building inspection conducted on June 2, 2011 @ Building #17, 3511 Forest Edge drive.

Resolution #20, 6/16/11

- C. **Fine – Parking Assistance – (attachment 3)** – Copies of Mr. Fine's request for parking assistance was provided to the Board. The Board agreed to postpone any action until Mr. Bambach speaks to Paulina Garner.
- D. **Reserve Study** – The Mutual Assistant has contacted three reserve study companies and one response is needed to provide three proposals to the Board for its review and consideration.
- E. **CCOC – All Unit Owners** – The Mutual Assistant will mail the CCOC information within the week.

12. **New Business** –
 - A. **Smoking Ban in Mutual** – Copies of the Martinez report were provided to the Board. An email was sent to the Martinezs stating that the Board is reviewing their correspondence, and no action will be considered until the July meeting.
 - B. **LW News Delivery** – Mrs. Glass stated that Frank Rossomondo is considering volunteering to help in the delivery of the LW News and Mary Vaughan has volunteered to deliver the LW News to the Plaza Homes.
13. **Open Forum** – Executive Session is confidential/for Board members.
14. **Next Meeting** – July 21, 2011 – 1:30 P.M. – Sullivan Room
15. **Adjournment** – There being no further business, the meeting adjourned at 4:35 P.M.

Richard Bambach, President

Agnes Glass, Secretary