

**REGULAR MEETING
BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS OF MUTUAL 14
Thursday, July 15, 2010**

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, July 15, 2010 at 1:30 P.M.

Directors Present: Richard Bambach, President; Frank Lozupone, Vice President; Agnes Glass, Secretary; Helen Bass; James Moores, Jacqueline Rabinow, Directors

Directors Absent: Ralph Romano

For Management: Mark Ellis, Deputy General Manager; Gloria Robar, Mutual Assistant

Visitors: Beth Leanza, Sharon Moores, Kathy Viney

1. **Call to Order** – Mr. Bambach called the meeting to order at 1:25 P.M.
2. **Welcome Visitors** – Mr. Bambach welcomed Beth Leanza, Sharon Moores and Kathy Viney to the meeting.
3. **General Manager’s Report** – Mark Ellis, Deputy General Manager presented the General Manager’s Report for July 2010. All questions and comments were responded to by Mr. Ellis.
4. **Adoption of Agenda** – The agenda was approved as presented.
5. **Approval of Minutes** – The minutes of June 17, 2010 were approved as presented.
6. **President’s Comments** – Mr. Bambach’s comments included the following:
 - A. **Social Services** were contacted regarding Carolyn Rice and it was suggested that a second letter be sent to Ms. Rice, and a letter has been drafted.
 - B. **Sach’s Unit** – Weichert Realtor, Dimitrius Apostolpoulos has been assigned to the Sach’s account. The unit has recently been listed.
 - C. **All of the Landscape Committee letters** have been distributed.
 - D. **4th of July Parade** – Joan Reynolds, once again organized the Mutual’s participation in the 4th of July Parade.

- E. The Ice Cream Social was a very successful event.
- F. Sub-metering Issue – In reference to a comment on continued interest in sub-metering, Mr. Ellis noted that LW had sent a letter to Pepco requesting consideration for a commercial rebate and was denied. He feels at this time sub-metering is considered a non- issue.

7. Reports – Mutual Officers’/Committee Chairs

- A. Secretary’s Report – Agnes Glass – Mrs. Glass’ report included the following:
 - (1) Nine units are on the active listing.
 - (2) Unit Status Report (attached) was reviewed by Mrs. Glass.
Move Outs – Glenna Jackson - #11-3C
Dorothy Wadsworth - #14-1E
Donald Sheridan - #17-2E
 - (3) Cruz – A letter will be sent to Ms. Cruz referencing the the Mutual and County’s rules regarding the barking of a dog.

- B. Treasurer’s Report – Romano – In the absence of Mr. Romano, Mr. Bambach reviewed the Mutual’s financial statement.
Fidelity Crime Insurance – At its’ May 20, 2010 meeting, the BOD agreed to the purchase of the fidelity crime insurance, which is now a requirement for the approval of all FHA and conventional loans.

Upon motion duly made by James Moores and seconded, the Board agreed,

To approve the payment of \$2,358.00 to Travelers, for the Fidelity Crime Insurance Coverage for Mutual 14 – Policy #0105458238 LB Liability.

Resolution #18, 7/15/10

- (1) List of invoices for June 21, 2010 through July 7, 2010 were reviewed by the Board and placed on file.

- C. Property Maintenance Committee – Lozupone – The PMC did not meet in July.

ABM – Radcliffe – Upon motion duly made by Agnes Glass and seconded, the Board agreed,

To approve the ABM submitted by John Radcliffe at 15121 Vantage Hill Road, #5B, with the noted exclusion of the addition of an 8’ x 8’ floating patio slab with an expansion joint at the house.

Resolution #19, 7/15/10

ABM – Viney – Upon motion duly made by Agnes Glass and seconded, the Board agreed,

To approve the ABM submitted by Kathy Viney as presented for the removal of the existing sliding patio door; installation of a new door and the installation of four new replacement windows in the existing openings @ 15101 Glade Drive, #10-1B.

Resolution #20, 7/15/10

- D. Advisory Committee – Glass – The Advisory Committee will meet on August 18, 2010 at 10:00 AM in Clubhouse I.
 - (1) Bldg. #13-3C – Friedman Unit – The Mutual Assistant will contact the caretaker to insure the unit is being checked.****
- E. Landscape Committee – Moores – The Landscape Committee report was presented to the Board by Sharon Moores.**

Upon motion duly made by James Moores and seconded, the Board agreed,

To have the Landscape Committee contact Stan’s Landscaping to do the landscaping project as stated in the June 24, 2010 letter to Jeane and David Mast. It was agreed that the invoice will be paid by Mutual 14 and in turn the Mutual will bill the unit owner.

Resolution #21, 7/15/10

- F. Social Committee – Moores – The Social Committee report was presented to the Board by Sharon Moores.**
- 8. LWCC Reports –**
- A. LWCC BOD – There was no report at this time.**
 - B. LWCC Advisory Committees – Rabinow –
 - (1) E &R Committee – Oases scheduling classes on LW. Upcoming events: Music, Queen Elizabeth, Supreme Court and Louis Armstrong.**
 - (2) L &T Committee – Updated information on legislative actions, i.e. clothesline regulation.**
 - (3) Emergency Prep Committee – Need for Evacuation Plans - Fire Extinguishers over Stove – 5 year expiration date. No August meeting.****

9. **Unfinished Business** – There were no items of Unfinished Business at this time.
10. **New Business**
 - A. **Pet Registration** – It was suggested that consideration be given to the registration of pets in the Mutual.
 - B. **ABM – Radcliffe** – Subject discussed at 7. C
 - C. **ABM – Viney** – Subject discussed at 7. C
11. **Grapevine** – Mrs. Rabinow reviewed the items that will be included in the upcoming issue of the Grapevine, to include the announcement of Beth Leanza as the new editor of the Grapevine.
12. **Open Forum** – Kathy Viney suggested (1) the Mutual distribute a Mutual Directory and (2) that the Mutual BOD meeting agenda be posted on the website.
13. **Next Meeting** – August 19, 2010 – 1:30 P.M. – Sullivan Room
14. **Adjournment** – There being no further business, the meeting adjourned at 3:15 PM.

Richard Bambach, President

Agnes Glass, Secretary