

**REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, January 21, 2014**

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 Tuesday, January 21, 2014 at 9:30 A.M.

**Directors Present:** John Radcliffe, President; Linda O’Neil, Vice President; Agnes Glass, Secretary; Richard Bambach, Treasurer; Barbara Martin, James Moores, Directors

**Director Absent:** Barbara Palmer

**For Management:** Kevin Flannery, General Manager; Jessica Bernal, Gloria Robar; Mutual Assistants

**Visitors:** Carl Dahlstrom, Betti Goodman, Ed Knowles, Kathy Viney, Jackie Rabinow

1. **Call to Order** – Mr. Radcliffe called the meeting to order at 9:30 A.M.
2. **Welcome Visitors** – Mr. Radcliffe welcomed Carl Dahlstrom, Betti Goodman, Ed Knowles, Kathy Viney, Jackie Rabinow to the meeting.
3. **General Manager’s Report** – Kevin Flannery, General Manager, presented the General Manager’s Report for January 2014. All questions and comments were responded to by Mr. Flannery.
4. **Adoption of Agenda** – The agenda was approved as amended; add E. Board Meeting Time under 10. New Business.
5. **Approval of the Minutes** – The minutes of November 19, 2013 were approved as presented.
6. **President’s Comments** – Mr. Radcliffe stated that Barbara Palmer has suffered a minor stroke. He also announced that Bill buck and Frank Teti have resigned from the PMC Committee. Pat Leanza will serve as the PMC Chairman and Hal ?? will also serve on the PMC Committee. In addition, Mr. Radcliffe informed that he will no longer serve as President after April if the Board decides to have the Board meetings in the afternoon as opposed to the morning.

**A. Secretary's Report – Glass-**

- (1) Status Report – (attachment 1)– Copies of the report were provided to the Board and reviewed by Mrs. Glass.**
- (2) 2 units are on the active list.**

**B. Treasurer's Report –**

- (1) Invoices – Copies of the List of Invoices under \$1,000 were provided to the Board and reviewed by Mr. Bambach.**

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

**To approve the List of Invoices, dated 11-20-13 through 12-31-13, (under \$1,000), in the amount of \$5,290.72.**

**Resolution #50, 01/21/14**

**To approve the List of Invoices, dated 12-31-13 through 01-20-14, (under \$1,000), in the amount of \$1,037.07.**

**Resolution #51, 01/21/14**

**To approve payment in the amount of \$12,520.00 to Bostic & Sons. Invoice #: 766. Completion for the carport project.**

**Resolution #52, 01/21/14**

**To approve payment in the amount of \$1,929.06 to PPD for the work on emergency support posts. Invoice #: 20754.**

**Resolution #53, 01/21/14**

**To approve payment in the amount of \$1,980.00 to PPD for cleaning of gutters and downspouts throughout Mutual 14. Invoice#:21472**

**Resolution #54, 01/21/14**

**To approve reimbursement in writing in the amount of \$4,734.85 from Douglas Or (#10-3B) Insurance Claim –Hall bathroom sink overflowed and went into two other units. Amount of claim: \$4,734.85 to A&A Water/Fire Damage Restoration – Invoice #: 3676.**

**Resolution #55, 01/21/14**

**To approve reimbursement in writing in the amount of \$4,755.30 from Edward Kern(owner) and Gerald Ungar (renter-#12-2F) Insurance Claim –Toilet in the master bath of 2F had the tank break and went into the unit below. Amount of claim: \$3,534.42 to A&A Water/Fire Damage Restoration – Invoice #: 3589. Amount of claim: \$1,220.88 to LWMC – Invoice #: 13700093.**

**Resolution #56, 01/21/14**

- C. Property Maintenance Committee – There was no report at this time.
  - D. Advisory Committee – Glass – The December 2013 meeting was cancelled. The date of the Board meeting must be decided in order to determine when to schedule the Advisory Committee meeting.
  - E. Landscape Committee – Moores – Progress.
  - F. Social Committee – Moores – Mr. Moores’s stated that many members of the Committee are being lost due to illness. Volunteers are needed.
- 8. Grapevine – There was no discussion at this time.
  - 9. Unfinished Business
  - 10. New Business –
    - A. Temporary Exemption-re: Pet Policy-M14 Rules- Dahlstrom-  
Mr. Dahlstrom reviewed his request. Discussion ensued.

Upon motion duly made by Jim Moores the Board agreed,

To accept Mr. Dahlstrom’s request to withdraw temporary exemption to the pet policy rule from the Board’s consideration.

Resolution #57, 01/21/14

- B. Request– Waiver of Late Fee– Chapman–

Upon motion duly made by Richard Bambach the Board agreed,

To accept the request to waive the late fee charge for Chapman and advise resident to not slip payment under the door.

Resolution #58, 01/21/14

- C. ABM- Newton-

Upon motion duly made by John Radcliffe the Board agreed,

To accept the ABM for Newton to build a removable handicap ramp at the front door @ 3511 Forest Edge Dr #17-1A.

Resolution #59, 01/21/14

- D. Annual Meeting- No discussion at this time.

- E. **Board Meeting Time-** Mr. Radcliffe extended on his decision to resign from the board as President if the Board decides to meet in the afternoons.

Upon motion duly made by Linda O'neil the Board agreed,

To reconsider the former resolution and return the Board Meeting to the 3<sup>rd</sup> Tuesday at 9:30 A.M in the Sullivan Room.

By the vote of 5 ayes, 1 nay, the motion passed.

**Resolution #60, 01/21/14**

11. **LWCC Advisory Committees –**
- A. **Education/Recreation-Leanza** – There was no report at this time.
- B. **Restaurant-Moores** – Restaurant is working with E&R for prospective changes. LW Board has yet to make a decision on either accepting or rejecting such plans.
12. **Open Forum** – People are parking in unoccupied assigned parking spaces in the carport that is becoming a problem. Signs have been created by the Rules Committee and posted in the lobby of the buildings to inform all residents that the spaces are assigned to residents and must not be used by friends/family members.
13. **Next Meeting** – Tuesday, March 18, 2014 – 9:30 A.M – Sullivan Room
14. **Adjournment** – The meeting adjourned at 11:07 A.M.

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John Radcliffe, President

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Agnes Glass, Secretary