

REGULAR MEETING  
BOARD OF DIRECTORS  
COUNCIL OF UNIT OWNERS OF MUTUAL 14  
Tuesday, February 16, 2016

Res # 78- # 82

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, February 16, 2016 at 9:30 a.m.

Directors Present: Linda O’Neil, President; James Moores, Vice President; Kathy Viney, Secretary; Barbara Palmer, Treasurer; John Radcliffe, Barbara Martin, Patrick Leanza Directors.

For Management: Kevin Flannery, General Manager; Kenia Callejas, Mutual Assistant.

Visitors: Jackie Rabinow, Jim O’Neil, Barabara Bowers, Suzanne Schust, Ron Krams, and Beth Leanza, Jon Lamb, Mary Lamb, Sharon Moores, Arthur Hooker, Maxine Hooker,

1. Call to Order – Mrs. O’Neil called the meeting to order at 9:30 a.m.
2. Welcome Visitors – Mrs. O’Neil welcomed visitors to the meeting.
3. General Manager’s Report – Kevin Flannery, General Manager, presented the General Manager’s Report for February 2016. All questions and comments were responded to by Mr. Flannery.
4. Adoption of Agenda – The agenda was approved.
5. Approval of the Minutes – The minutes for January 19, 2016 was approved as amended to (#6. A.).
6. President’s Comments – Mrs. Linda O’Neil commented on the following:
  - A. Blizzard Comments
    - (1) A fire occurred in one of the underground transformers and caused power outages throughout the weekend.
7. Reports – Officers/Committee Chairs –
  - A. Secretary’s Report – Viney –

1 Status Report – (attachment 1) – Copies of the report were made available to the Board and reviewed by Ms. Viney.

B. Treasurer’s Report – Palmer –

(1) Current Invoices – Copies of the List of Invoices under \$1,000 were provided to the Board and reviewed by Ms. Palmer.

Upon motion duly by Bobbie Palmer and seconded by Kathy Viney, the Board agreed -

To approve the payment of the List of Invoices (1/18/16 through 2/16/16), under \$1,000 in the amount of \$764.25

Resolution #78, 2/16/16

Upon motion duly made by Bobbie Palmer and seconded by Kathy Viney the Board agreed -

To approve the payment of the following invoices over \$1,000.00:

\$1,000.00 - Malvin, Riggins & Company, P.C. #1000048563 – For professional services rendered through January 31, 2016 in connection with the annual audited financial statements and related income tax returns.

Resolution #79, 2/16/16

\$1,134.1 - Schindler #7152290315 – Transformer fire caused by blizzard shorted all controller contactors. Repaired shorted contactors in all 8 buildings.

Resolution #80, 2/16/16

C. Property Maintenance Committee – Pat Leanza reported the following:

(1.) Hal Crisp is going to be contacting several engineering firms to see if they will provide their services to determine what to do with fixing the standpipes and fire alarm system.

(2.) The PMC is also looking at projects that need to be worked on such as concrete replacement in the plaza homes, driveway & sidewalk work. A detailed list has been yet to be created.

(3.) Ceilings have been inspected by McKenzie and they will submit a report.

(4.) The trash room doors in all the buildings are being bend and twisted from being slammed too hard. Any suggestions are welcome on how to handle this issue.

D. Advisory Committee – Kathy Viney reported.

E. Landscape Committee – Sharon Moores reported a meeting will be held on March 21<sup>st</sup>, 2016.

F. Social Committee – Sharon Moores reported a meeting will be held on March 8<sup>th</sup>, 2016

G. Rules Committee – None. \_

9. Grapevine-Beth Leanza – None.

10. Unfinished Business –

A. Unit 12-3A & Unit 11-3E request –The documents are ready.

11. New Business –

A. Change of Venue – The Annual Meeting Venue was changed to the Baltimore Room.

B. Unit 14-1F hazmat issue –

Upon motion duly made by Jim Moores and seconded by Bobbie Palmer, the Board agreed –

To authorize Linda O’Neil (President of Mutual 14) to protect the health and safety of the residents of B14 by taking whatever actions are necessary for the hazmat clean-up in Unit 14-1F (Doxie).

Resolution #81, 2/16/16

Upon motion duly made by Kathy Viney and seconded by Bobbie Palmer, the Board agreed –

To assess all cost paid by the Mutual – re accessing and securing Unit 14-1F (Doxie) and the hazmat clean-up – to that unit and to add those costs to the lien.

Resolution #82, 2/16/16

- C. Unit 13-2C request for smoking policy – Deferred for further condiferation.
12. LWCC Advisory Committees –
- A. Education/Recreation– No Report.
  - B. Restaurant-Moores – No Report.
  - C. Emergency Prep – No Report.
  - D. Safety/Transportation – No Report.
13. Open Forum –
- A. Jackie Rabinow suggested to have inspections when a unit is vacant.
  - B. Maxine reported a noise complaint for the unit above.
14. Next Meeting – The next meeting will be held Tuesday, March 15, 2016 at 9:30 a.m. in the Sullivan Room.
15. Adjournment – The meeting adjourned at 10:48 a.m.

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Linda O'Neil, President





