

BOARD OF DIRECTORS MEETING

November 21, 2020

OPEN MEETING MINUTES

Chairman, George Aikens calls the meeting to order 9:04 AM

Quorum Roll Call: George Aikens, Ed Castro, Tony Castrovinci, Elaine Fulgieri, Bernice Jala, Joe Jala, Floyd Lee, Jim Paddock, Debra Sibirtzeff, Joyce Snadecky

Virtual Zoom Meeting: Dale Kozek

Also Present: Jill Odynsky, Director of Operations

Motion by Floyd Lee 2nd Debra Sibirtzeff to approve October 17, 2020 Open Meeting Minutes.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Elaine Fulgieri 2nd Joe Jala to accept October 31, 2020 Treasurers Report.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky, 2nd Joe Jala to place proposed Bylaw change on the June Ballot **Section 2.3 - Obligations of Membership: Change from:** (a) To comply at all times with the Rules and Regulation of the Association and these By-Laws and to be responsible for the like compliance by family members, guest, tenants and invitees. (b) To pay all dues, fees, charges, legal fees, fines, collection costs, attorney fees, assessments, and other financial obligations of membership. (c) To be responsible for all damages to Association property attributable to the member, his or her immediate family, his or her guests, tenants, and invitees.

Change to: The Obligation of membership shall be: (d) To comply at all times with **Deeds and Covenants**, Rules and Regulation of the Association and these By-Laws and to be responsible for the like compliance by family members, guest, tenants and invitees. (e) To pay all dues, fees, charges, legal fees, fines, collection costs, attorney fees, assessments, and other financial obligations of membership. (f) To be responsible for all damages to Association property attributable to the member, his or her immediate family, his or her guests, tenants, and invitees.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Debra Sibirtzeff, 2nd Elaine Fulgieri to place proposed Bylaw change on the June Ballot, **Change from: Section 2.5 Voting Rights:** (B) The vote of a Corporation owning lot(s) shall be cast by such person as may be authorized by action of its governing body evidenced by a duly certified document.

Change To: : Section 2.5 Voting Rights: (B) The vote of a Corporation or **other entity** owning lot(s) shall be cast by such person as may be authorized by action of its governing body evidenced by a duly certified document.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

BOARD OF DIRECTORS MEETING

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Motion by Joyce Snadecky, 2nd Jim Paddock to place proposed Bylaw change on the June Ballot, **Change from: Section 2.8 Annual Election:** The Election/Nominating committee shall be appointed by the Board of Directors from members in good standing and shall (a) Conduct the voting for membership of the Board of Directors at the noticed meeting. (b) Determine the validity of vote(s) to be cast by members in good standing. No member of the Election/Nominating Committee shall be a candidate for the Board of Directors or a member of a candidate's immediate family, nor shall they be a Director.

Change To: Add - (A) An Election held pursuant to the election procedure set forth in this section 2.8 shall not be required when it is an uncontested election, meaning there are the same number of, or less candidates than the total number of vacancies that exist. In such an uncontested election, there is no need for a formal vote by ballot and the election will be decided by acclamation.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Joyce Snadecky, 2nd Debra Sibirtzeff to place proposed Bylaw change on the June Ballot, **Change from: Section 2.8 Annual Election:** The Election/Nominating committee shall be appointed by the Board of Directors from members in good standing and shall (a) Conduct the voting for membership of the Board of Directors at the noticed meeting. (b) Determine the validity of vote(s) to be cast by members in good standing. No member of the Election/Nominating Committee shall be a candidate for the Board of Directors or a member of a candidate's immediate family, nor shall they be a Director.

Change To: Section 2.8 Annual Election: Add - (B) Any member who previously served on the Board of Directors and was removed from his or her seat for cause by the Court in a legal proceeding (in accordance with Section 3.0 of the By-Laws) shall not be qualified to be a member of the Board of Directors and may not be nominated for election.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Tony Castrovinci, 2nd Ed Castro to place proposed Bylaw change on the June Ballot, **Change from: Section 2.8 Annual Election:** The Election/Nominating committee shall be appointed by the Board of Directors from members in good standing and shall (a) Conduct the voting for membership of the Board of Directors at the noticed meeting. (b) Determine the validity of vote(s) to be cast by members in good standing. No member of the Election/Nominating Committee shall be a candidate for the Board of Directors or a member of a candidate's immediate family, nor shall they be a Director.

Change To: 2.8 Annual Election: Add - (C) Term Limits Directors may serve a maximum of two (2) consecutive three (3) year terms. Should a Director who serves two (2) consecutive (3) year terms wish to run for election to serve again at the expiration of his or her second three (3) year term, the Director must wait at least one (1) year to run for election.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Abstain	Abstain	Yes	Abstain	No	Yes	Yes	Yes

Motion FAILS

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Motion by Debra Sibirtzeff, 2nd Jim Paddock to place proposed Bylaw change on the June Ballot, **Change from: Section 6.3 Open Bidding on Contracts:** (A) The Board of Directors shall not enter into any contract on behalf of the Association in excess of \$10,000.00 before public advertising and posting for sealed bids from at least three (3) reputable firms or businesses regularly engaged in performing the work or providing the goods and material which would be the subject of the contract. The contract shall be awarded by the Board of Directors which shall not be required to accept the lowest bid but shall consider the amounts bid along with other factors they determine to be relevant. In the event that at least three (3) bids cannot be obtained, then , and in that event only, upon approval of three fourth (3/4) vote of the Directors then in office, said bid requirements may be waived or modified as the Board of Directors shall determine.

Change To: (A) The Board of Directors shall not enter into any contract on behalf of the Association in excess of **\$15,000.00** before public advertising and posting for sealed bids from at least three (3) reputable firms or businesses regularly engaged in performing the work or providing the goods and material which would be the subject of the contract. The contract shall be awarded by the Board of Directors which shall not be required to accept the lowest bid but shall consider the amounts bid along with other factors they determine to be relevant. In the event that at least three (3) bids cannot be obtained, then , and in that event only, upon approval of three fourth (3/4) vote of the Directors then in office, said bid requirements may be waived or modified as the Board of Directors shall determine.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Elaine Fulgieri, 2nd Jim Paddock to waive the three-bid requirement of Section 6.3 (A) Open Bidding on Contracts for the Fawn Lake Parking Lot Paving Project and the 2020 Road Paving Project.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee, 2nd Jim Paddock to award bid in the amount of \$16,355.00 to Pioneer Construction for the Fawn Lake Parking Lot Project.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee, 2nd Tony Castrovinci to award bid in the amount of \$141,605.23 to Wayco Inc. for the 2020 Road Paving Project.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

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Dale Kozek left meeting at 11:44 a.m.

Motion by Floyd Lee, 2nd Ed Castro to award bid in the amount of \$7,000.00 to Forrester Environmental, Inc. for the removal of hazardous material in the Clubhouse.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Ed Castro, 2nd Tony Castrovinci to award bid in the amount of \$125,705.00 to MKSD Architects, Inc. for the New Clubhouse Project.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Abstain	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Jim Paddock, 2nd Debra Sibirtzeff to approve the May 1, 2019 Reserve Study.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Abstain	Yes	Absent	Yes	Abstain	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee, 2nd Debra Sibirtzeff to approve Write Off in the amount of \$ 4,734.24 for Block 1504, Lot 12, Section 15.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Motion by Floyd Lee, 2nd Debra Sibirtzeff to adjourn open meeting at 12:24 p.m.

Chairman George Aikens	President Joyce Snadecky	Treasurer Elaine Fulgieri	Secretary Dale Kozek	Ed Castro	Tony Castrovinci	Bernice Jala	Joe Jala	Floyd Lee	Jim Paddock	Debra Sibirtzeff
	Yes	Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion PASSES

Minutes submitted by: Jill Odynsky, Director of Operations