

BOARD OF DIRECTORS MEETING

March 20, 2021

OPEN MEETING MINUTES

Chairperson, Joyce Snadecky calls the meeting to order 10:00 AM

Quorum Roll Call: Joyce Snadecky, Elaine Fulgieri, Bernice Jala, Joe Jala, Floyd Lee, Jim Paddock, Floyd Lee, Ilya Kivenson, Pat Larson

Virtual Zoom – Ed Castro, Dale Kozek, Tony Castrovinci,

Also Present: Jill Odynsky, Director of Operations

Motion by Elaine Fulgieri 2nd by Joe Jala to approve February 20, 2021 Open Meeting Minutes with corrections.

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| Chairperson Joyce Snadecky | President Jim Paddock | Vice President Bernice Jala | Treasurer Elaine Fulgieri | Secretary Dale Kozek | Ed Castro | Tony Castrovinci | Joe Jala | Floyd Lee | Ilya Kivenson | Pat Larson |
| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion PASSES

Motion by Jim Paddock 2nd Bernice Jala to accept February 20th Treasurers Report

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| Chairperson Joyce Snadecky | President Jim Paddock | Vice President Bernice Jala | Treasurer Elaine Fulgieri | Secretary Dale Kozek | Ed Castro | Tony Castrovinci | Joe Jala | Floyd Lee | Ilya Kivenson | Pat Larson |
| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Abstain | Ilya | Yes |

Motion PASSES

Motion by Elaine Fulgieri 2nd by Joe Jala to make the Preservation Program change for ballot:

From: Page 1, paragraph 4 from: Lots _____ and _____ are hereby irrevocably combined and will be hereafter referred to as Lot _____ Lot _____ and may not be re-subdivided without the approval of the Association.

To: Lots _____ and _____ are hereby irrevocably combined and will be hereafter referred to as Lot _____ Lot _____ and may not be re-subdivided.

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| | Yes | Yes | Yes | Yes | Yes | Abstain | Yes | No | Abstain | No |

Motion PASSES

Motion by Floyd Lee 2nd by Joe Jala to make the Preservation Program change for the ballot:

Change Page 1, paragraph 6 from: The sale of lots will be at the complete discretion of the Board by majority vote of the Board members present at the meeting. The Board of Directors will determine which lots will be placed in the program. The Board will also determine the schedule of prices for the lots, taking into consideration where these lots are located. The Board may utilize the assistance of a state licensed appraiser to assist them in assessing the value of the property if they deem it necessary.

Change To: Market price of any lot shall be determined by a licensed state certified appraisal company at the expense of the buyer.

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| | Yes | No | No | Yes | Yes | No | Yes | Yes | Yes | Yes |

Motion PASSES

BOARD OF DIRECTORS MEETING

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Motion by Elaine Fulgieri 2nd Floyd Lee on the Preservation Program
Change From on page 2, paragraph 3: "**capital**" assessment to "**special**" assessment.

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| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion PASSES

Motion by Elaine Fulgieri 2nd by Floyd Lee on the Preservation Program to add page 2, #6 from 2002 Preservation Program as follows: Going forward in the event of an increase in dues, all combined lots will be billed an increase of 10 (ten) percent of the amount of that increase. (For example, if the dues are increased by \$20.00, the increase for each combined lot would be \$2.00.)

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| | Abstain | Yes | Yes | Yes | Yes | Abstain | Yes | Yes | Yes | Yes |

Motion PASSES

Motion by Elaine Fulgieri 2nd Joe Jala Remove page 2, paragraph 4 "Special Assessments" from the Preservation Program.
Remove: Special Assessments shall be deemed additional dues and shall be computed as a stated percentage of each member's annual dues. Assessments may vary by type of lot (improved, unimproved and adjacent). As to a lot combined under this program any additional lot will be assed at ten (10) percent of the full assessment amount.

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| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion Passes

Motion by Floyd Lee 2nd Ed Castro to change the Preservation Program and place on ballot – Change From: lots will be charged at \$150.00
Change To: Lots will be kept at \$100.00 until the 2022/2023 budget.

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| | Yes | Yes | Yes | Yes | Yes | No | Yes | Yes | Yes | Yes |

Motion Passes

Motion by Jim Paddock 2nd Joe Jala to award AIA contract to MKSD Architects to create the design plan for the clubhouse.

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| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion Passes

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Motion by Floyd Lee 2nd to Write Off Block 1602 Lot 30 Section 16 for \$10,709.72.

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| | Yes | Yes | Abstain | Yes | Yes | Yes | Yes | Yes | Abstain | Yes |

Motion Passes

Motion by Floyd Lee 2nd Pat Larson to Write Off Block 806 Lot 9 Section 8 for \$12,365.05.

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| | Yes | Yes | Abstain | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion Passes

Motion by Floyd Lee 2nd Ed Castro to allow swim team to use the pool as long as they follow all CDC guidelines and they clean up after themselves. Final decision will be made at the discretion of the Director of Operations.

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| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion Passes

Motion by Floyd Lee 2nd Joe Jala to adjourn meeting.

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| | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |

Motion Passes

Meeting Adjourned 12:34pm.

Meeting minutes submitted by Dale Kozek, Board Secretary