

Meeting called to order at: **4:00 pm** Adjourned at: **8:00 pm**

Roll Call

Present: Pres. Ron Masloff, V.P Paul Davies, Treas. Ed Nickey, Sec. Richard Atlas, Dir. Jim Giasullo, Dir. Becky Laden,

Absent: Dir. Jerry Iovino

The Minutes of the prior meeting were not read, as the new secretary needed more time.

Directors' Reports

Pres. Ron Masloff:

V.P. Paul Davies: Architectural:

1. Lot 170 – new front door. Approved
 2. Lot 274 – adding rocks and flowers. Approved
 3. Lot 172 – install new windows and doors. Approved
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Treas. Ed Nickey:

Bank balances were presented to the board, with discussion about repair / replacement funds available for use, rather than using the general fund.

Sec. Richard Atlas:

No report

Dir. Jim Giasullo:

Discussed lawn chair replacement costs for 20” high lounge chairs and restrapping of chairs. Further info will be obtained to determine actual needs.

Dir. Jerry Iovino:

Dir. Becky Laden:

Directories were at the printer.

Old Business

1. Kitchen – will breakdown different aspects to be handled separately. Installation of light already approved. Richard Atlas will research warranties and costs of one replacement refrigerator.
 2. Someone will research our personal injury insurance regarding people using clubhouse and other facilities.
 3. Al Chansen presented issues that are ambiguous in our rules and regulations due to changes made in past years. Al will provide printed documentation of the issues that need to be considered in the next meeting.
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New Business

1. We have a new pool maintenance service contract because we were dissatisfied with the prior company.
2. Landscapers were discussed, that we were now having separate services and hiring Melvin directly since we will be changing landscapers

Committee Reports

Open discussion

Minutes submitted by
Richard Atlas, HOA Secretary
