

Meeting called to order on: **November 23, 2016** at: **4:00 pm** Adjourned at: **4:55 pm**

Roll Call

Present: Pres. Ron Masloff, V.P Paul Davies, Dir. Jim Giasullo, Dir. Becky Laden, Dir. Jerry Iovino

Absent: Treas. Ed Nickey, Sec. Richard Atlas

The Minutes of the prior meeting were not read.

Directors' Reports

Pres. Ron Masloff:

1. Architectural – (a) All changes require HOA Board permission, (b) All homeowners need to get city permit. Tony B. must stop telling owners that they do not need a permit. Owners may be fined.
2. Clubhouse roof cost is up to \$60,000, we need other bids
3. Insurance vendor is coming to assess and quote on our needs, including Workman’s Comp review
4. Rat traps – Haggerty gets \$12/trap, Jim G will call them for new contract
5. We have had broken irrigation pipes due to age. This is not damage by lawn service.

V.P. Paul Davies:

Treas. Ed Nickey:

Sec. Richard Atlas:

Dir. Jim Giasullo:

Dir. Jerry Iovino:

Dir. Becky Laden:

Old Business

All repair / replacement expenditures over \$500.00 require board approval of 4 members to pass.

New Business

1. Al Chansen discussed voting for board members and by-law changes. Copies will be mailed so owners can vote on the changes.
2. Discuss owners hand delivering their voting / proxy forms

Committee Reports

Open discussion

Minutes taken by Dir. Becky Laden
submitted by