

Special Board of Directors Meeting
Approved Minutes
7-13-22

1. Gerri Pennachio called the meeting to order at 6:30pm.
2. Roll call was taken and a quorum of the Board was present.
Gerri Pennachio, President
William Mellon, Vice President
Janet Shearer, Secretary
Gregory Hannie, Treasurer
Rita Fandrich, Director

Tori Gee, LCAM, was in attendance by speakerphone.

3. William Mellon made a motion to approve the minutes from the 6-28-22 Board of Directors meeting as submitted in the Board Packet.
Janet second the motion.
The motion was put to a vote and the vote passed unanimously.

4A. The quote to repair the main line break at 3209 Stonewater Dr. from Stuart's Plumbing was presented to the Board. This break is causing water to seep up and over the driveway of this unit and is running into the street.

William Mellon made a motion to approve the main line repair quote at 3209 Stonewater Dr submitted by Stuart's Plumbing in the amount of \$5,785.

Gregory Hannie second the motion.

Discussion: Tori Gee, LCAM informed the Board that the owner will be notified of the repair after the quote has been approved. The work will be done next Tuesday. A notice will be posted on the mailboxes and sent by email blast letting people know that the entire property will have the water shut off next Tuesday and that they should prepare with water standing by for personal use.

The quote does not include replacing the driveway. Tori Gee, LCAM is securing a quote to have the concrete at this driveway replaced the Friday after the plumbing repair is done. The concrete company will be coming out on Tuesday to give an estimate of this repair and additional driveways so that we can leverage the cost of the initial mixing of the concrete for the best price while at the same time replacing driveways that are either lifted or currently in need of replacing.

The motion was put to a vote and the vote passed unanimously.

4B. The Board discussed the quote provided by Stuart's Plumbing to remedy the situation of having to shut the entire property down for plumbing issues in the amount of \$99,300. This amount would be paid out of the reserves. All Board members had the opportunity to ask questions about the quote and to have a full understanding of the scope of work. All were agreed they were ready to move forward with presenting the quote for approval at the regular July Board meeting. Tori Gee, LCAM informed the Board that the owner of Stuart's Plumbing and possibly the Project Manger would be available by speakerphone at the meeting to answer any additional questions.

William Mellon requested that we obtain an additional quote to be added to this project providing water lines to the back of four (4) units that currently have no spigot in the back. Tori Gee, LCAM will request that quote as well.

5. Janet Shearer made a motion to adjourn the meeting at 7:04pm.
Rita Fandrich second the motion. The motion was put to a vote and passed unanimously.