

Board of Directors Meeting
Approved Minutes
6-28-22

1. Gerri Pennachio called the meeting to order at 6:31 pm.

2. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President
William Mellan, Vice President
Janet Shearer, Secretary
Gregory Hannie, Treasurer
Shannon Hannum, Director
Rita Fandrich, Director
Linda Sowell, Director

Tori Gee, LCAM and Admin Asst., Terry Wexler were also in attendance.

3. Bill Mellan made a motion to approve the minutes from the 6-7-22 Board of Directors meeting as submitted in the Board Packet.

Greg Hannie second the motion.

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

4. Bill Mellan made a motion to move the presentation of the Project Manager, Travis Young until after the presentation of Tori Gee, LCAM Manager's Report.

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

5. Gerri Pennachio gave a verbal President's Report.

6. Gregory Hannie read the Treasurer's Report

Bill Mellan made a motion to accept the report as submitted in the Board Packet.

Linda Sowell second the motion.

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

7. Tori Gee, LCAM read the Manager's Report.

8. The Project Manager, Travis Young, from Encompass Health attended the meeting. He gave a report on the pond as far as where we stand regarding the lake maintenance vendor having access to the lake for treatments. The pond will have access very shortly.

9. Tori Gee, LCAM, gave a recap of the companies and annual cost for drywood and subterranean termite warranty contracts.

Orkin: \$19,996 and iCi: \$2,007 for a total of \$22,003.

The Board discussed the options for termite treatment going forward.

Shannon Hannum made a motion to not renew the drywood and/or termite warranty contracts with Terminix and ICS and instead to begin the bid process to install a termite bait station system.

Linda Sowell second the motion.

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

10. Terry Wexler, Admin. /Liaison, gave a report that the inspection of the units to determine the type of plumbing in the unit was moving along quickly and the owners have been receptive. As of tonight, 80 units have been inspected and 1 unit is scheduled to be inspected, leaving 59 units to be contacted for inspection.

11. Tori Gee, LCAM, gave a report on the outside water pipe valve project. Stuarts Plumbing has completed the inspection of ALL valves for the water lines. They have issued a map locating the working and non-working valves. We should be expecting the quote to do the work soon and it will be presented for Board approval at the July Board meeting.

12. Tori Gee, LCAM, gave a report that the transition from our current banks to Centennial bank is going well. The accounts are in the process of been set up and the transfer should happen soon. We are working with the lockbox division and Shannon Hannum to have that portion set up in Quickbooks.

13. Shannon reported that the Landscape Committee voted last night 6/27/22 to approve the Arbor Tech Tree Care Inc. proposal in the amount of \$18,225.00 and for it to be paid out of the landscaping operating budget.

Bill Mellan made a motion to approve the Arbor Tech Tree Care Inc. proposal in the amount of \$18,225.00 and for it to be paid out of the landscaping operating budget.

Rita Fandrich second the motion.

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

14. Shannon Hannum, made a motion to adjourn the meeting at 7:44 pm.

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