

Board of Directors Meeting
Approved Minutes
9-27-22

1. Gerri Pennachio called the meeting to order at 6:30 pm.

2. Tori Gee, LCAM gave notice that the agenda was posted on 9-23-22.

3. 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
Shannon Hannum, Director
Rita Fandrich, Director
Linda Sowell, Director

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

4. Janet Shearer made a motion to approve the minutes from the 8-23-22 Board of Directors meeting as submitted in the Board Packet. Rita Fandrich requested that the minutes be amended to state she was not present for the prior meeting.

Bill Mellan second the motion.

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

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

6. Dan Pilka was present at the meeting to answer questions from the Board regarding his legal services.

7. 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 approved by majority vote. The yes votes were Gerri Pennachio, William Mellon, Gregory Hannie, Shannon Hannum and Linda Sowell. The no votes were Janet Shearer and Rita Fandrich.

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

9. Shannon Hannum made a motion to approve the "Owner / Association Maintenance Responsibility Communication / Policy" submitted in the Board packet with one change (to delete the paragraph regarding the Association Maintenance Technician) and for it to be posted on the Association website and sent out to the owners by email blast.

Bill Mellan second the motion.

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

10A. **Tabled.** The status of ARC was given by Bill Mellan and Gregory Hannie.

10B. **Tabled.** Approval of the "ARC" (Architectural Review Committee) Formation Initial Approval" as submitted in the Board packet.

11. Tori Gee, LCAM gave a report on the necessity of a (3) three Phase roof replacement schedule verses a (13) thirteen phase roof replacement schedule. An estimate of cost was provided by Allstar Roofing.

12. **Tabled.** Approve the quote provided by Roof Vent Boot Guard for the purchase of the product in the reduced amount of \$10,670.04 for 394 small boots and 160 large boots (in brown) and the quote from AAAC Wildlife Removal for the installation of the boot guards, property wide, in the amount of \$6,375.00 to prevent the repeated and highly costly replacement of plumbing stacks on a regular basis.

13. **Tabled.** To approve the quote from Atlantic Pipe Services in the amount of \$5,200.00 to make the necessary repairs to the storm drains at Waterfall & Stonewater.

14. Bill Mellan made a motion to adjourn the meeting at 8:40 pm.
Janet Shearer second the motion. The motion was put to a vote and passed unanimously.