

Minutes of Board of Directors, Inc. Meeting

March 25, 2014

President Schioppa called the meeting to order at 2 pm following the Pledge to the Flag.

Present: President Ralph Schioppa; Vice President Bob Gilliland and Secretary/Treasurer Kathy Thorpe-Holder

Board Member: Richard Griffith

Also Present: Bonnie Gilliland

Absent: Rick Gillispie, Gene Confalone and Everett Carter.

Secretary's Report:

Mrs. Holder read the minutes of the meeting of February 26, 2014 as there were no changes or corrections the minutes will be filed.

Treasurer's Report:

Mrs. Holder reported the balance in the account is \$45,169.51 and \$1552.57 in the Trust Account.

Unfinished Business:

Office Upgrades:

They are ongoing. The contractor was given authorization to remove the tub in the bathroom and to replace the toilet with a higher handicapped unit. Neither of these was included in the original contract so there will be an additional charge.

Fireball Lane Sealcoating:

The project is complete and 99% of the residents are happy with the results.

Tree at the Pond:

Mr. Griffith stated that the tree in question could not be removed without getting into the water; as it is know that water moccasins' inhabit the water, it was agreed not to do anything at this time.

Communications:

Mrs. Holder stated she had received a call from Mr. Confalone asking why the time for the Board meeting could not have been delayed, she explained that she had a conflict and believed Mr. and Mrs. Gilliland also had a conflict and as the meeting had been scheduled for 2 pm and four members could attend that's why it was being held.

Mrs. Holder asked for his report on how to deal with Maintenance Payments visa vie attendance at Mobile Manor events. He stated he had spoken with people in other parks and he would recommend “diplomacy”. The residents past history should be taken into account before any action is taken.

Mr. Gilliland stated that all business mail, quotes, bills etc. must be sent to the office mail at 150 Lantern Lane. All members present agreed.

Mrs. Holder reported that she had sent a letter to COMCAST requesting a copy of the signed agreement between them and Mobile Manor.

New Business:

Street Lights

Mr. Gilliland stated that street lighting payments were coming in slowly. Discussion took place on turning lights out in area of nonpaying residents. It was agreed to review the payments in late April and based on the pattern of nonpayment’s send letters stating the date the lights will be turned off unless payment by all the residents are made.

Utility Trailer Parking at Office.

The trailer has been removed, however, the members agreed that we need a policy prohibiting parking on Mobile Manor Property.

Upgrades of Office Exterior:

The flagpole donated by Margaret Morrison and light donated by Gene Confalone are in the process of being installed.

President Shioppa was asked to speak with Denise Gregore as she has stated that due to a discussion with a Board Member she would no longer be involved in the Garden Club.

Sealcoating of Office Area.

It was agreed to get a quote to sealcoat the area from 138 Lantern Lane to 153 Lantern Lane.

Sealcoating of Other Areas

Mrs. Holder suggested that Lantern Place and Torch Place might be areas that could be completed as most residents are members. Mr. Gilliland suggested a “Captain” survey those sites as had been done on Fireball.

President Schioppa stated that there were dangerous potholes on Flame Lane and Coachlight. He also said that he had received complaints regarding debris at the rear of a house on Lantern Lane. He will speak with the owner.

Stream Cleaning

There is a lot of debris in the bottom and unless it is cleaned out water cannot run freely. Until this is done there is a possibility of flooding and odor. Mrs. Gilliland is working on the issue and will inform the Board when more information is available.

Payment Schedule

Mrs. Holder moved and it was duly seconded that a payment list be established, to include but not limited to the following: Notary Service, Fax, Copies, Estoppel Letters, Water turn on and Water turn off service. Fees will be waived for Maintenance Paying members.

MOTION CARRIED

2014-2015 Meeting Schedule

The following schedule was adopted for the upcoming year:

BOARD MEETINGS

Oct. 28, 2014

Nov. 25, 2014

Dec. 30, 2014

Jan. 27, 2015

Feb. 24, 2015

March 24, 2015

COMMUNITY MEETINGS

Nov, 6, 2014

Dec. 4, 2014

Jan. 8, 2015

Feb. 5, 2015 (Annual Meeting)

March 5, 2015

April 2, 2015

Community Center Issues

It was noted that the Community Center was not being opened in a timely manner. The library room was also not being maintained. As these are Social Club Activities, President Schioppa will discuss the issue with Mr. Gillispie who is liaison to the Social Club.

As there was no further business the meeting adjourned at 2:50 pm

Kathleen Thorpe-Holder

Secretary

