

COUNTRY ROADS RV VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

March 28, 2011

Regular Session

Minutes of the Meeting of the Board of Directors

In Attendance:

Iris Briscoe-President

Jim LaFrenaye-Vice President

Terry Meagher-Treasurer

Art Fuller-Secretary

Irv Stern-Director

Karen Kuiper-Director

Mark Nissell-Director

Also in Attendance:

Melissa Wood-Community Manager, City Property Management Co.

Johnny Cintron-Office Manager

Armando Jones-Activities Director

Call to Order

There being a quorum present, the meeting was called to order at 9:00 a.m. by Iris Briscoe.

Approval of Minutes:

Irv Stern made a motion, seconded by Karen Kuiper, that the following resolution be adopted:

RESOLVED that the meeting's minutes of the Board of Directors held on March 8, 2011 are true and accurate record of the meeting and are hereby ratified as corrected.

The motion was carried and the resolution adopted by a unanimous vote.

Building Fund Report:

Marge Moynahan read her report and stated the Building Fund received a \$5,000.00 dollars donation from the Tennis Club. She also noted that the proceeds from the trip to Las Vegas were \$300.00 dollars. It was noted that the tree painting and curb painting income was \$1,000.00.

Activities' Report:

Armando Jones read his report. He suggested that any high dollar entertainment be booked with an 80% - 20% split to avoid a large monetary output from the Association. He noted that the two Tony Orlando shows for a cost of \$40,500.00 could be booked but it was unsure if they would agree to these terms.

Irv Stern made a motion, seconded by Terry Meagher, that the following resolution be adopted:
RESOLVED that the Board of Directors would grant Armando Jones to negotiate contracts in

the 80/20 manner as described for one season and that the program would sunset after that season for review.

The motion was carried and the resolution adopted by a unanimous vote.

Manager's Report:

Melissa Wood read her report.

Treasurer's Report:

After comments, the meeting was recessed by Iris Briscoe at 9:40 a.m.

The meeting reconvened at 9:45 a.m.

Terry Meagher reported that Country Roads Improvement District "WIFA" and Ambulance Fund are now consolidated into Country Roads RV Village's Financial Reports.

Terry Meagher made a motion, seconded by Art Fuller to add the 2010 net surplus income of \$75,736.00 to the 2011 budget and that the December 31, 2010 final financial be approved as presented by City Property Management.

The motion was carried and the resolution adopted by a unanimous vote.

Old Business

a) 2011 Projects

1) Painting of Main Complex

Mark Nissell made a motion, seconded by Jim LaFrenaye, to approve up to \$46,500.00 for the main complex paint job. The work will be performed by TCB Painting and be paid with reserve funds.

The motion was carried and the resolution adopted by a unanimous vote.

2) Resurface East Satellite Pool

Jim LaFrenaye made a motion, seconded by Karen Kuiper, for the approval of \$11,300.00 for the resurfacing of the East Satellite Pool. The work will be performed by Conrads Pool and Spa Care and be paid with reserve funds.

The motion was carried and the resolution was adopted by a unanimous vote.

3) Gas Tank Installation

Karen Kuiper made a motion, seconded by Terry Meagher, for the approval of \$3,500.00 for the installation of all items necessary to store gas tanks on site for the purpose of fueling maintenance equipment and Association vehicles.

The motion was carried and the resolution was adopted by a unanimous vote.

4) Lapidary Lighting and Grinders

Jim LaFrenaye made a motion, seconded by Irv Stern, for the approval of \$4,700.00 for the installation of lighting and equipment for the lapidary room.

The matter was tabled until the meeting in October.

5) Holiday Lighting

Terry Meagher made a motion, seconded by Karen Kuiper, to approve \$3,000.00 requested by Melissa Wood for the park trees Christmas lights.

The motion was carried and the resolution was adopted by a unanimous vote.

Mark Nissell noted that \$610.00 donations had been received for the project.

6) Patio Tables

Terry Meagher made a motion, seconded by Karen Kuiper, for \$3,000.00 to purchase patio tables.

The motion was carried and the resolution was not adopted by a unanimous vote.

7) Pool ORP Chlorinators

Jim LaFrenaye made a motion, seconded by Art Fuller, to replace the existing salt generators system with a new ORP Chlorinator system for a total cost not to exceed 7,475.00.

The motion was carried and the resolution was adopted by a unanimous vote.

8) Paving of Maintenance Area Lot

Jim LaFrenaye made a motion, seconded by Art Fuller, to install underground conduit for any future inter-building wire connections. Jim LaFrenaye also stated that the work to be done to the maintenance area lot should include proper grading. The approved budget for this project is \$50,000.00 dollars including engineering costs.

The motion was carried and the resolution was adopted by a unanimous vote.

9) Roadway Seal of Cracks

Mark Nissell made a motion, seconded by Terry Meagher, to accept the bid for \$4,168.00 with tax for the sealing of cracks in the roadway.

The motion was carried and the resolution was adopted by a unanimous vote.

10) Purchase of AED

Terry Meagher made a motion, seconded by Karen Kuiper, to purchase an AED for \$2,000.00, for the ballroom.

The motion was carried and the resolution was adopted by a unanimous vote.

11) Painting of 5 Shuffleboard Courts

Terry Meagher made a motion, seconded by Jim LaFrenaye, to paint five shuffleboard courts for \$4,375.00.

The motion was carried and the resolution was adopted by a unanimous vote.

New Business

No new business brought to the table for discussion.

Adjournment

There being no further business to discuss, Karen Kuiper made a motion, seconded by Irv Stern, that the meeting be adjourned.

The meeting was adjournment at 11:00 a.m.

Respectfully submitted

Art Fuller, Secretary

DRAFT