

PRISTINE PLACE HOMEOWNERS ASSOCIATION

Board of Director's Meeting

Thursday, August 7, 2008

I. ATTENDEES: Those in attendance included: Janice Bulla President, Arlene Mullen Secretary, Frank Balogh Treasurer, Bob Vallari Director, Frank Kennedy Director and Debra Perricone of Franklin Management. Artie Hallberg Vice President was not present.

II. PROOF OF MEETING: Artie posted proof of meeting Monday August 4, 2008 and Janice posted the agenda August 5th. Both were posted at the club house.

III. MEETING CALLED TO ORDER: The meeting was called to order at 7:10 by Janice Bulla. All in attendance were asked to rise and Pledge Allegiance to our Flag.

IV. ANNOUNCEMENTS: Janice made announcements as to what has been transpired at our last meeting to update homeowners about present officers on the board as well as Frank Balogh's agreement to serve as our Treasurer after a month's resignation for health reasons. Janice further conveyed to the homeowners the Reserve Study Committee had one volunteer and would start hoping to have more contact the committee if interested. The expired pizza coupon placed in our newsletter would be honored by the restaurant for the remainder of August. The new club house rental agreement had been updated with changes made by Board members and was at the lawyers for review. The ACC guidelines which had been motioned and past by the Board were further reviewed for changes the previous week and the changes were made and these were also at the lawyers for review. Janice announced once the ACC guidelines were approved by the lawyer; a copy would be sent to the residents and be mailed out to all residents/lot owners along with the 2009 Budget.

V. MEETING MINUTES: Minutes for the following meetings were presented: February 28, June 20, and July 25th. February 28th motion was made to accept minutes by Bob, Arlene seconded....Frank abstained motion passed. June 20th minute's motion to pass was made by Bob, Frank B. seconded [motion passed](#). July 25th minutes motion made by Bob, seconded by Frank K. [Motion passed](#). All meeting minutes have been approved to date.

VI. TREASURER'S REPORT: The monthly financials were presented by Frank B. Frank voiced concern with the amount held in BBT Trust Money Market of \$251,534. He advised that the bank could place these funds into 3 separate 91 day CD'S paying 2.41% as opposed to 2% currently earned plus it was safer to have the bank invest in other financial institutions to protect for FDIC of over \$100,000. After presentation, Janice asked for questions from the Board for any items needing clarification. After this was done, the financials were voted on to accept by Bob, seconded by Arlene [motion passed](#). Another motion was made by Bob, seconded by Arlene to invest our funds into 2-\$100,000 91day CD'S and 1 Money Market with the remainder of the funds. [This motion was passed](#).

VII. PROPERTY MANAGER'S REPORT:

CLUBHOUSE RESTORATION STATUS: Debra gave an update of the problems caused by the lighting strike to the club house in July. She focused on the areas that needed repair or restoration as well as the contractors that were to perform the work. Debra's focus was to give home owners as much information to what the needs were and how they were going to be addressed in a timely fashion by management's co-ordination of contractor's now that 2 checks in the amount of \$13,000? Plus \$8,295 had been presented to Pristine Place to initiate restorations. The air condition unit in question as to repair or replacement was **resolved and closed** it will be replaced by Seneca... A motion was made by Arlene, seconded by Frank K to hold off putting up guard house replacement doors until the cameras were functional. [The motion was passed](#). *** [Attached copy of Manager's Report for further information given Board Members by Debra. \(2 sheets\)](#)

VIII. COMMITTEE REPORTS: Janice began with the committee reports for any updates the following reports were given:

Bonnie Maier: Social Events & Decorating Committees: Sept 6th would be the Social Committee's Family BBQ outing; but because of the club house restoration, a firm date could not be had. Bonnie announced if the club house was finished, the function would go on as planned; if not it would be planned for a future date. Nothing new to announce for the Decorating Committee.

Carol Ruland: Welcome Committee: Carol said to date there were 23 renters currently and this seems to be a trend lately with turnover of properties.

Lew Lesser: Crime Watch Committee: Lew advised all homeowners to guard their neighborhood carefully as robberies were up and crime does hit Pristine Place.

Steve Katz: CERT Committee: Steve announced a new member Diane Chadwick. Steve informed the homeowners of a new class forming next week for anyone interested in taking classes to be a CERT member. He further stated some of his Committee members attended a class in July.

Ritch Ruland: ACC Control: Ritch stated there were 12 approvals of work to be done. He asks homeowners please bring completed work forms to the club house and place in the appointed box so they may be filed.

Tony Rizzo: Club House Committee: The propane tank that had been left below ground at the club house for the now destroyed hot tub; has been dug out and taken away by Suburban Propane. Tony has presented carpet samples and has suggested that the closet areas floor either be painted or stained with carpet only done in the hallway and gym area.

Access Control Area: This committee met and discussed with Board Liaison Frank K. that vendors not be notified when the code expires. Frank K spoke for the committee as there is no chair person.

IX. OLD BUSINESS:

VIOLATIONS AND FINES: The following properties were discussed:

14038 Andrews Scott-in foreclosure-A motion by Bob second by Arlene to fine \$1,000 [Janice, Bob, Frank B, Arlene yes/Frank K-no](#)

3168 Cedar Crest Loop-foreclosure-A motion by Arlene second by Frank K to fine \$500. [All yes](#)

13244 Cori Loop-foreclosure-A motion by Arlene second by Bob to fine \$1,000. [All yes](#)

13319 Cori Loop-foreclosure-A motion made by Bob second by Frank B to fine \$1,000. [All yes](#)

3489 Indian River- homeowner in England will have one of his children address problems. [All No Fines](#)
Will review at a future date for compliance.

4001 St Ives- open legal matter-Attorney will send another letter to homeowner-[item will remain open](#)

4245 St Ives-foreclosure- A motion made by Bob second Frank B to fine \$1,000. [All yes](#)

FINING COMMITTEE: David Little presented a concern relating to the new rules the Board implemented for the fining committee. His committee's concern was that management has provided necessary data to help them with their decisions of lodging fines against homeowners as sometimes all data is not available when homeowner is present for fining. A motion was made by Arlene to allow management to sit in on these meetings second by Frank B to allow management to attend fining meetings when homeowner is present to facilitate prompt address to all questions that may arise. [Frank B, Bob, Janice, Arlene yes, Frank K. no motion passed.](#)

MANAGEMENT SEARCH COMMITTEE: Fred Maier represented the committee's original matrix for a new management company and asked that all members read the 2 guidelines he had provided at the original meeting to help the board decide how to make an educated choice. He further announced he had out of the original 12 applicants; 6 candidates who had provided sealed bids he would present to the Board. We broke the meeting to give Fred's committee the opportunity to open the boxes and provide each member a copy of the bids. Fred asked all Board members to read each contract carefully and mark with questions or clarifications needed. Janice stated

the next week's meeting would be Town Hall Meeting, but the week after would be devoted to Board discussion of the contracts.

COMPUTER HARDWARE & SOFTWARE: The bids for computer software and upgrades were presented by Debra. The Board was presented with one copy of the 3 bids. Frank K., the liaison for the gates; gave the presentation relating that Allen Electric and Mechanical had done the previous work. Janice questioned if this was a secure site as it was said that the computer could be changed from the home of the gate keeper. Arlene asked what kind of computer and what memory did it have. Neither questions were not answered as Mr. Allen, a resident was not present to answer, nor did the invoice or presenters have the answers. A motion was made to accept the bid submitted by Jim Allen to upgrade and replace the hardware, software and provide a computer for the gates and key fobs. Bob made the motion to accept the bid provided by Allen Electric to provide the computer hardware and software for the gates and key fobs ;Frank K. seconded it. Bob, Frank K, Frank B and Janice for. Arlene against. [Motion passed.](#)

Bob added after the motion was passed that an additional \$500 plus might needed to be attached price may go up on goods needed. No other motion was made to add this amount.

X. NEW BUSINESS:

CLUBHOUSE CAMERAS: Debra needed more time as she does not have three bids. [Item tabled](#)

ST. IVES IMPROVEMENT GARDENING COMMITTEE: A discussion on forming yet another gardening committee to improve the landscape of common area that could be weeded and flowers planted. Janice would place an article to address anyone who might be interested to serve on this committee.

CLUB HOUSE CARPET FOR GYM AND HALLWAY: Three bids were given to the Board by the Club House Committee for replacement. Carpet samples were also provided. A motion to accept the bid from Accent Carpet for \$877 to carpet the gym and hallway was made by Arlene second by Frank B. [motion passed.](#)

XII. ADJOURMENT: Bob motioned to adjourn this meeting seconded by Frank B. [motion passed.](#)

Submitted by _____
Arlene Mullen, Secretary

Date approved _____

Approved by _____
Janice Bulla, President

Approved by _____
Artie Hallberg, Vice President

Approved by _____
Frank Balogh, Treasurer

Approved by _____
Bob Villari, Director

Approved by _____
Frank Kennedy, Director

Approved by _____
Open, Director