

MONTEREY MASTER OWNERS ASSOCIATION

Board of Directors Meeting

September 20, 2018

Minutes

The Board of Directors of the Villages of Monterey Master Owners Association held a Regular Board Meeting on August 16, 2018 at 6:30 PM

Mr. Santangelo called the meeting to order at 6:39 with the following members present:

DIRECTORS PRESENT:

Derrick Ayers (Arrived at approximately 6:50)

Patti Fey

Holly Harmon

Amy Kodak

Lori Marshall

Steve Miller

Bob Murrell

Ron Santangelo

DIRECTORS ABSENT:

Bob Bulmer

ALSO PRESENT:

W. Neil Dorrill, Manager

Mr. Dorrill provided the notice of the meeting in accordance with the statute

Approval of Minutes of the August 16, 2018 Meeting of the Board were reviewed by President Santangelo and approved **on motion by Mr. Miller, seconded by Ms. Marshall. The motion carried unanimously.**

Clubhouse- Annual tree trimming resulted in 5k savings. Ms. Marshall would like to apply the savings for additional improvements. Improvements mentioned included: landscaping & edging along the sport court. Several warranty issues involving Sunny Grove Landscaping were also mentioned. Authorization was provided to bring cost proposals back for the suggested improvements at the October meeting. Ms. Marshall also suggested an evaluation of converting the parking lot lighting to LED at approximately \$400 per pole. Mr. Miller would also like the committee to obtain proposals for new fixtures and items as notes

- Public Address systems for the existing sound system \$1,291, 382 for the camera a **motion by Patti Fey seconded by Holly Harmon 9-0**
- Artificial Christmas tree \$1,000 **a motion by Steve Miller seconded by Bob Murrell 9-0**
- Message Board \$1,000 **a motion by Lori Marshall seconded by Steve Miller 9-0**

Master Document Rewrite- Mr. Murrell provided an update concerning the Final Draft of revisions are under review and will be presented at the next meeting.

- Playground shade installation/ permitting efforts are ongoing
- Tennis court renovations are underway with Welsh Tennis. Security enhancements will also be installed. Furniture has been delivered. Project costs are projected at less than completion , the authorized budget of \$80,000

West Mission Wall- Discussion concerning repairs to this wall were held with concerns expressed that the wall may be on private property and could require surveying and potential cost sharing with the Villas HOA and potentially included in the reserve schedule going forward.

Managers Report-

- Mr. Dorrill announced the recent addition of Brazil Lockhart who will be the new part time Clubhouse staff person on Friday, Saturday and Sunday. He will work approximately 24 hours per week as previously authorized by the Board.
- A proposal and survey of sidewalk grinding and replacement was prepared by staff and Community Specialties. The work is scheduled for completion before Thanksgiving.
- Mr. Dorrill outlined the proposed well project to cost-share in the delivery of common area irrigation at 7502 San Gabriel. He will advise the Board if it is acceptable to the Adamek's.

Presidents Report-

- President Santangelo provided an over view of year end forecasting and concerns over the expansion of Orange Blossom and the potential construction of a new fire station. A suggestion was made to put \$10,000 for potential legal fees for budgeting purposes.
- Mr. Santangelo also indicated that proposals were being developed to repave the parking lot at the Community Center.

The next Board meeting was set for:

Thursday, October 18, 2018 @ 6:30 PM

Thursday, November 15, 2018

Thursday, December 13, 2018 (TBD)

Adjournment

The meeting was adjourned at 8:00PM