

MONTEREY MASTER OWNERS ASSOCIATION

Budget & Board of Directors Meeting

December 12, 2018

Minutes

The Board of Directors of the Villages of Monterey Master Owners Association held a Budget & Board Meeting on December 12, 2018 at 6:30 PM

Mr. Santangelo called the meeting to order at 6:40 with the following members present:

DIRECTORS PRESENT:

Derrick Ayers (arrived at 6:45)
Bob Bulmer
Patti Fey
Holly Harmon
Amy Kodak
Lori Marshall
Steve Miller
Bob Murrell
Ron Santangelo

DIRECTORS ABSENT:

ALSO PRESENT: W. Neil Dorrill, Manager

Mr. Dorrill indicated that the meeting had been properly noticed and all Board Members were present.

Approval of Minutes of the November 15, 2018 Meeting of the Board were reviewed and approved **on motion by Mr. Miller, seconded by Ms. Marshall. The motion carried unanimously.**

FY 2019 Budget Adoption President Santangelo introduced the FY 2019 budget/ adoption following a workshop and resident survey during the November meeting. The total budget of \$1,122,959 includes \$830,685 in assessment revenue. The assessment includes \$494.46 for maintenance, \$55.73 for reserves and \$104.82 for loan repayment for a total of \$655.00 per

quarter. After a brief discussion and no questions or public speakers the 2019 budget was adopted **on motion by Mr. Bulmer, seconded by Ms. Marshall. The motion carried unanimously.**

Report of Committees

Treasurers Report was provided by Mr. Ayers. The Nov. 30 2018 financials showed \$351,920 in the operating account, \$55,669 in the Capital Resale account and \$729,291 in the Reserves for a total of \$1,136,880 at the end of 11 months. Year to date revenue of \$1, 058,204 is \$15,000 over budget and expenses of \$914,661 are \$144,915 under budget for a net income of \$160,674. The treasurers Report was accepted by consensus.

Clubhouse Ms. Marshall was recognized for the time devoted to the Clubhouse Directors position with the recent resignation of Mrs. Corsarie. Mr. Dorrill advised that Ms. Corsaries debit card had been canceled and the Board authorized Ms. Marshall to be the new card holder with a limit of \$5000. An additional update was provided by President Santangelo concerning the wind screen and furniture for the tennis courts. There was discussion concerning the lack of consistency by US Tennis regarding clay court maintenance. **On a motion by Mr. Santangelo seconded by Mr. Miller the Board voted to terminate the maintenance agreement with US Tennis and retain John Jerome, the community Tennis Pro.**

Mr. Dorrill was directed to provide any required notice and coordinate with Mr. Jerome on any equipment or supplies for a Jan. 1, 2019 start. Mr. Dorrill also indicated that a proposal was received/ approved to construct a brick border for the sport court with Accurate Pavers. The project is scheduled for the first week in January.

New Business

Further consideration Mr. Dorrill had previously met with a committee to revise the Clubhouse Director Position/ job description and profile to be more Facility and Operations oriented. The position would be employed by DMG for 30 hours/ week as an independent contractor at a cost estimated at \$47/ hour. He was directed to advertise the position for final interviews early in Jan. or Feb.

Sedgwick Property Appraisal Proposal Mr. Santangelo indicated that while the appraisal report for the new Clubhouse has been authorized it has not yet been received but will be expected in January.

Sand Dollar Awards Tyler Day provided a brief presentation concerning the CBIA Sand Dollar Award recognition of the new renovated club. Mr. Day thanked the current and prior board who undertook this effort for the betterment of the community.

Managers Report

1. Rear Yard Drainage Encroachments: Mr. Dorrill asked the board to authorize surveys of areas in prior drainage problems. The Board asked for an estimate to be discussed at a future meeting.
2. Sidewalk Grinding: Mr. Dorrill advised the board that an alternative vendor had been identified and provided a proposal which had been approved for grinding curb/ gutter and sidewalk replacement. If the work does not commence in early January he will identify a further source for this work and advise the board.
3. Lake Maintenance Bids: Mr. Dorrill provided an overview of 3 bids received for lake maintenance for FY 2019. The lowest and most responsive bid was received from Aquatic Systems at ___ / month. **On a motion by Mr. Miller seconded by Ms. Marshall the bid was approved unanimously.** Mr. Dorrill will provide any required notice to the current vendor.
4. Parking lot Repaving: Mr. Dorrill indicated that Mr. Miller had met with the engineer to evaluate the cost differential and linear feet required for replacement of curbing to complete the repaving. Ajax remains the lowest bidder. Ms. Marshall asked that the final schedule be shared with her so as not to conflict with the Club Social Calendar.

Adjournment

With no further business the meeting was adjourned at 8:35PM. The next meeting date will be January 17, 2019.