

MONTEREY MASTER OWNERS ASSOCIATION

Board of Directors Meeting

October 18, 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 6:45 with the following members present:

DIRECTORS PRESENT:

Holly Harmon
Amy Kodak
Lori Marshall
Steve Miller (arrived at 6:46)
Ron Santangelo

DIRECTORS ABSENT:

Derrick Ayers
Bob Bulmer (participated by phone at 7:10)
Patti Fey
Bob Murrell

ALSO PRESENT:

W. Neil Dorrill, Manager

Mr. Dorrill provided the notice of the meeting in accordance with the statute. President Santangelo provided an update to the SDP insubstantial change application for the playground shade structure while awaiting the arrival of Mr. Miller to establish a quorum.

Approval of Minutes of the September 20, 2018 Meeting of the Board were reviewed with a revision to the cost of the public address system of \$1291 and approved **on motion by Mr. Miller, seconded by Ms. Marshall. The motion carried unanimously.**

Treasurers Report Finance/ Treasurer balances on balance sheet: Operations \$250,000, Reserve \$750,000, Resale Fund net \$39,000 ytd. Loan balance \$2,015,000 next quarterly payment due this month. Income statement ytd over budget, under budget on open expenses, net income of \$250,000 revenue over expenses. President Santangelo provided an overview of the repricing and the use of reserve will be explored. **Audit proposals were attached and continued to the November meeting.

1. Tennis Renovation: update was provided to include the installation of new fencing, furniture and wind screens. Additional work will be required to excavate a drainage trench on the north side of the courts.
2. Sports Court: Two proposals to landscape the fencing surrounding the sports court was received. One from Sunnygrove and one from Keeping it Green. The Board authorized the proposal from Sunnygrove \$5,500. **On a motion by Mr. Miller, seconded by Ms. Harmon. The motion carried unanimously.**
3. Master Documents: update scheduled for next meeting. Two specific areas of change include fines and speeding monitoring on residential streets.
4. Lake Maintenance: The Board has a proposal from Solitude Lake Management. Two additional proposals will be solicited for FY 2019.
5. Orange Blossom Association: Mr. Day provided an update concerning the proposed fire station and impacts were addressed at a recent public hearing on October 10th. The fire commissioners were concerned over the impacts to adjacent communities and the Fire District has agreed to suspend development and explore selling the parcel.
6. Cypress Security Installation: **On a motion by Mr. Miller, seconded by Ms. Kodak. The motion carried unanimously.**
7. Social Events: A wine event was scheduled in September. We are scheduled to have a tree lighting ceremony on December 2nd, \$2000 authorized for the event. In addition, we are planning an adult only function for Thursday December 6th, caterer already booked on weekends. The budgeted amount for the adult event was \$7500 including food and drinks.

Other Projects: Authorized pressure washing of Clubhouse \$1,800. Additional cleaning of \$500/mo. was approved, which will result in a net increase of \$3000. Additional club cleaning authorized for FY 2019 in addition to monthly walk thru with key club staff and to include a standardized monthly inspection report.

Future Meeting Dates:

The next Board meeting was set for:

Thursday, November 15, 2018

Thursday, December 13, 2018 (TBD)

Adjournment

The meeting was adjourned at 8:30PM, **on a motion by Ms. Marshall, seconded by Ms. Kodak.**