

HOMEOWNERS ASSOCIATE BOARD MEETING MINUTES

NOVEMBER 9, 2020

ATTENDANCE: JUDY BERUBE, SHIRLEY HOSNER, PAT HESS, GARY MROWKA, DAVE MUROSKY

CONFERENCE CALL: - GARY MOHLER

ABSENT: KAREN GRANT

PLEDGE OF ALLIGENCE

INVOCATION GIVEN BY PATRICIA HESS

Presidents Report: Judy Berube said we are thankful that we have had no hurricanes so far to deal with. She also asked residents to please “slow down” when driving and bicycling, golf carts, etc. Also stopping at “stop” signs, traffic is going way too fast.

Secretary Report: Pat Hess reported that the minutes had been handed out to all board members and would like approval of the minutes. Gary Mrowka questioned the minutes in regards to what was said about the proposal about Zoom and the usage of this at the meetings. He said we need to use this way of communicating with the people of the park that cannot be in attendance. The board agreed with this, however, the system needs to be worked out so that the board does not have to go through what they did the last time this was used. Gary checked with companies and they do not come out and demonstrate their products. Judy made the motion to accept the minutes and Shirley second the motion. It was approved by Judy Berube, Shirley Hosner, Gary Mohler, Dave Murosky, Patricia Hess. It was not approved by Gary Mrowka.

Architectural: Pat reported that the improvements to homes is moving right along. She asked that homeowners make sure they check with the office for colors that are approved, we have run into a few situations. Also sheds that are not attached. Pat said this will be taken care of.

Financial: Shirley Hosner reported the following:

Homeowners bank balance as of September 2020	\$161,926.52
Deposits for Month of October	\$36,675.41
Invoices Paid for September	\$ 27,176.18
Bank Balance as of October 31, 2020	\$171,425.75

RESERVES AS OF OCTOBER 31, 2020:

Money Market	\$151,894.30
CD's	<u>\$172,288.95</u>
Total of Reserves	\$324,183.15

ACTIVITIES:

Balance as of September 30, 2020	\$35,988
Deposits October	000.00
Invoices Paid in October	\$ 1,127.80
Bank Balance as of October 31, 2020	\$34,860.43

Approval of Bills paid: Shirley asked for approval of the bills that have been paid for the month, Patricia made a motion that we accept the bills that have been paid and Dave Murosky second the motion. It was approved by all of the board members. She also reported that we will be spending approximately \$52,000. By the end of the year on insurance.

Shirley Hosner also asked that all homeowners make sure they have filled out the emergency sheet and have it placed in their file so we have information as to who to get in touch with in case of an emergency. We have run into several situations this past year that we did not have the information we needed. Also, the vial of life is used to put your prescriptions list in and keep in refrigerator, so that if anything happens, they know what medications you are on.

Buildings & Grounds Report: Karen Grant was absent, this report will be given at the next month meeting. Gary Mrowka reported that he has checked into lighting for the pickleball courts and shuffleboard courts, and tennis court. He suggested that we do this in phases one and two. The first phase would be the pickleball court using the \$500. Contribution given by a person in memory of a loved one. The board said it was already agreed upon that all courts would be done at once or none of them will be done. The board did not feel it was fair to do this in phases, it is all or nothing. More information is necessary on this subject. Is the lights and people going to effect the homeowners that live close to the courts, will this bother them. What position would the lights be facing and how many lights are needed? What type of hours would be available to play? Gary Mrowka will gather more information and present it to the board at the next meeting.

Rules & Regulations: Gary Mohler reported that he is just waiting on the Attorney to send the papers for the Covenant's, Rules and Regulations and By-Laws back to him. Should have these ready by February meeting.

Golf Course Report: Dave Murosky reported –

Bank Balance as of September 30, 2020	\$14,148.27
Deposits Month of October, 2020	\$ 4,020.93
Invoices Paid for Month of October, 2020	\$ 9,004.19
Balance in Account	\$ 9,165.01

Dave Murosky reported that new Golf Rules have been submitted. The Board asked that all people adhere to new rules. Dave made a motion to open the golf course to the public. Short discussion took place and it was suggested that a waiver be signed by outside people, this would have to be asked of our attorney whether it is necessary or not. Dave said that a large percentage of outside play pay by credit card and this would have their information on it, this would be enough information. The board agreed and voted to open the golf course to public. The Pro Shop will make a copy of the driver license of outside person so that we have information on them in case any problems occur due to virus situation. Wednesday maintenance crew is starting work on the golf course, all are welcome to join in and help. Also, golf course (Ken Dobosz), is selling raffle tickets for \$20. each at a chance to win one year of HOA dues free. This is a golf course fund raiser.

Linda Poteracki representing “Polo Park Strong” committee would like to have a “movie night” around Christmas as a fund raiser. She said they would adhere to all rules and regulations because of the Covid situation. This was tabled for the time being as, we do not know how things will be health wise at that time.

CAPS: Gary Mrowka reported that everything remains the same. For safety reasons, visitors must be at least 14 years of age in order to drive a golf cart in the park. Please make sure we are adhering to this.

CERTS: Judy Berube said we are thankful that we have not had to deal with any hurricanes so far, however, the season is not over yet. Richard Ackerman reported that November 20th is the deadline for any applicants that want to run for the board.

OLD BUSINESS: New A/C going into the workout room. Video conferencing needs to be looked into and Zoom just needs to be adjusted. Gary will finish the research on Zoom. It was suggested that Webex, which Gary was using at this particular meeting, would be another company to possibly use. None of these companies come out and display their products. Gary Mrowka would be more than happy to help anyone that needs help with connecting properly to Zoom or Webex, whichever we decide on. The cost for a month of Zoom use is \$14.95 on as needed basis. Tom Becker said he would be glad to help with this project by talking with Sales, as he has always had good service from Sales people. Gary replied, he would welcome the help, however, he has always had better service from the tech support department. Gary said there were people in the audience in the clubhouse that had their devices on which caused a lot of the problems the last time.

NEW BUSINESS: Lights for courts already have four lights two of which are not working. An anonymous person has offered \$500. towards new lights. The lights would be directed in the east direction facing the pickleball courts. Gary Mrowka got in touch with Vroom and they charge \$90. Per hr. would like to do this in phases, doing the pickleball courts in the first phase and the rest in the second phase. The board did not agree on this, it was stated that it and would be all the courts or nothing. Dave Murosky said this should be taken up with Building and Grounds and then presented to the board. This needs more discussion and more information presented. Questions were raised about the homeowners that live around the courts and would be bothered by the lights and noise. How much would the lights be used and how late at night will they be playing. Dave made a motion to table this until it goes to Building and Grounds Committee. Shirley second the motion and it was approved by Judy, Patricia, Shirley, Dave, Gary Mohler. It was not approved by Gary Mrowka

A question was raised about visitors coming down and usage of the facilities such as the pools. It was stated that right now visitors are not permitted to use the pools, only homeowners. Right now it was noted that people are not adhering to the rules . It was suggested that we set up a certain time of day or one of the pools for the use of visitors. The board will discuss this.

Judy made a motion that the meeting be adjourned. Patricia second it. Meeting was adjourned.

Respectfully submitted,

Pat Hess, HOA. Secretary

Board members.