

July 13th Special Board Meeting Minutes

The meeting was called to order at 2:45 P.M. By President Rich Melford.

Roll call was taken with Directors Mary Bielinski, Dixie Elwell, Judy Bialek, Marilyn Washburn, Rochelle Schulman, Margaret Brown and Rich Melford. Also present were Lee Flanagan and Ken Metz from Braeside Management Company.

President Rich Melford commented that the purpose of the meeting was to review items mentioned in the agenda and then move into executive session. Homeowner's comments will be taken at the next regularly scheduled meeting. Chris Nyborg was not able to attend the meeting so her presentation will be rescheduled.

Treasurer's comments: Dixie Elwell reported that HUD has reimbursed the Association \$49,000 for the back assessments and legal fees associated with 2020 #405.

New Business

1 – Audit Report - Postponed

2 – Landscape Committee – We have received a preliminary plan for redoing the front entrances to both buildings. The plan was shown to those present and will be further discussed at a committee meeting.

3 – Electronic Communications - By the Board adopting a resolution to allow electronic communications meeting minutes, budgets, notices of meetings and other communications with homeowners can be sent via email or other digital methods. To be eligible to receive communications electronically a homeowner must opt in. Dixie moved that the Board adopt the electronic communications policy. The motion was seconded and passed unanimously.

4 – Items in Hallways - It was decided not to allow items in hallways unless there is a medical necessity so no action was necessary.

5 – Rules and Regulations – It was decided to review and update the rules and regulations. This action will be taken up by the rules committee and presented to the Board for their review.

6 – Card Tables – A motion was put on the floor to purchase three card tables with chairs with a budget of \$300. The motion was seconded and approved unanimously.

Old Business

1 – The status of the bike room cleanup was discussed. Unclaimed bikes will be donated to charity.

2 – A discussion of the difference in water usage between the two buildings ensued. Will work with homeowners and the Village to see if a solution can be found.

The Board moved into executive session.

The Board returned from executive session and the meeting was adjourned at 4:40 P.M

Respectfully Submitted
Rich Melford
President

**Executive Session
Special Board Meeting
July 13, 2015**

The session was to discuss rule violations during a move in. A homeowner had appliances delivered on a Saturday after being warned that no Saturday deliveries were allowed. They ignored the warning and scheduled the Saturday delivery anyway. Did the violations call for a fine and if so in what amount. There currently is no fine schedule in the rules. The association has a maximum fine of \$50.00 for a first offense. If the Board wants to pursue a fine, it must schedule a meeting with the homeowner and notify them of the violation and the proposed fine. The homeowner has the right to appeal.

It was decided that the Board needs to identify which rules to focus on and revise the rules and regulations. It was discussed that the move in fee should be changed to \$1,500 with \$250 being nonrefundable. It was also discussed that an architectural committee be formed and empowered to grant permission for modification requests that meet all of the requirements.

The Board returned to its special meeting at 4:40.