

## Minutes of the Annual Members' Meeting

Tuesday February 21, 2017

Meeting called to order by President Hank Amalfitano at 7:20 PM.

Roll call was taken to establish quorum.

**A)** Present: Hank Amalfitano, Mary Kelly Bagley, Bob Brandl, Paula Cabral, Becky Goss (via teleconference), Linda Gove and Donna Keher. A Board quorum was present.

Thirty four (34) additional proxies were required in order to have a membership quorum.

Ameri-Tech reported the proxies that had been submitted will be valid for ninety (90) days.

**B)** It was suggested a list of those who did not submit a proxy or attend the membership meeting be drawn up and contacted and asked to complete a proxy form to provide the needed votes regarding the reimbursement of social activity expenditures. Once the thirty four (34) additional proxy votes have been obtained, a vote count can be completed and an announcement of the vote results will be made at a subsequent Board meeting.

No election of directors was needed since the number of candidates did not exceed Board vacancies.

There was no committee reports or unfinished business.

Hank Amalfitano reported speeding continues to be a problem in spite of additional stop signs and speed limit signs.

Additional painting of no parking areas on Glen Ivy and Larchmont Court is needed.

Pool is tentatively scheduled to be closed for three days for repairs starting.

Directors for the next year starting February 21, 2017 are Hank Amalfitano, Bob Brandl, Paula Cabral, Art D'Elia, Becky Goss and Donna Keher.

### **Open Forum:**

A resident requested an update on replacement of flat roofs on villa-type homes. To date the Association has received two quotes and waiting for two more from roofing contractors. Keith Andrews, president of Innovative Roofing, was contacted to serve as a consultant to provide guidelines for the replacement of flat roofs. He spoke on the scope of this job since multiple flat roofs are involved plus meeting code requirements.

**C)** A special meeting will be called for villa owners only to get a detailed report on the chosen contractor, amount of special assessment, scope of work, work schedule and amount of time required to perform the work.

Meeting ended without formally being adjourned.

Respectfully submitted,

Mary Kelly Bagley – secretary