

**Minutes of the Special Board of Director's Meeting**

**Tuesday, October 10, 2017 at 6:00 PM**

Meeting was called to order by President Paula Cabal at 6:00 PM.

Present: Donna Keher, Bob Brandl, Hank Amalfitano, Paula Cabal, Becky Goss, Art D'Elia.

Proxy Vote was counted: 138 yes, 44 no.

According to the 2/3 vote need to pass the change to the amendment failed by 9 votes.

Floor was opened to public for discussion.

A motion was made by Donna Keher and second by Bob Brandl to close voting tonight as failed. Unanimously approved

A motion was made by Art D'Elia and second by Paula Cabal to adjourn at 6:20 PM. Unanimously approved.

Respectfully submitted,

Becky Goss

**Board of Directors Meeting**

**Tuesday, October 10, 2017 Immediately following the Special Meeting**

Meeting was called to order by President Paula Cabal at 6:20 pm.

Roll call was taken to establish quorum.

Present: Donna Keher, Bob Brandl, Hank Amalfitano, Paula Cabal, Becky Goss, Art D'Elia.

A quorum was present.

A motion to approve August 23<sup>rd</sup>, 2017 past Board of Directors meeting minutes was made by Hank Amalfitano and second by Art D'Elia. Unanimously approved.

President Paula Cabal gave an update on the Laundry room, Clubhouse painting, Screens and doors, tree trimming and patio steam cleaned.

Treasurer Donna Keher gave the financial report for the month ending September 30, 2017.

Revenues Total: \$64,971., Operating Expenses: \$37,355., Contributions to Reserves: \$5,833., Combined Net Income: \$21,782., Total Reserve: \$733,896.00, after adjustments for insurance.

Motion was made by Donna Keher and second by Hank Amalfitano to accept the Treasurer report. Unanimously approved.

Manager Report: was given by Nicole Allard who is looking into the building privacy wall cracks for repair, correcting the brick wall on Springwood Blvd., repairing roof over laundry room, along with having the vent cap made.

President Paula Cabal went on to remind the board that we had voted to hire Innovative as our roofer for the 54 Villa roofs. After the board discussed their options Hank Amalfitano made a motion to accept the bid for 383,562.00 for a hot mop roof and was second Donna Keher. Vote 3 yes, 3 no. Motion. Failed.

Board Members along with Ameri-Tech suggested a Special Meeting with Innovative to clarify roofs before another vote by the board is taken.

Hank Amalfitano made a motion to adjourn and was second by Art D'Elia. Unanimously approved. 6:50 pm.

Respectfully submitted,  
Becky Goss Secretary