

**ONE FORD ROAD COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 11, 2015**

**BOARD MEMBERS PRESENT:** Mike Lanni – President  
Christine Daily – Vice President  
Harold Fox – Treasurer  
Viggo Boserup – Secretary  
Michael Galardo – Member at Large

**BOARD MEMBER ABSENT:** None

**MANAGEMENT REPRESENTATIVE:** Renee Barger  
Keystone Pacific Property  
Management, Inc.

**EXECUTIVE SESSION SUMMARY – MARCH 11, 2015**

During the March 11, 2015 Executive Session meeting, the January 14, 2015 Executive Session Minutes were approved as submitted and a hearing was held.

**CALL TO ORDER**

The meeting was called to order at 5:40 PM by Board President, Mike Lanni, at the One Ford Road Community Clubhouse.

**ORGANIZATIONAL MEETING**

A motion was made, seconded and carried to reseal the Board of Directors as follows: Mike Lanni – President, Christine Daily – Vice President, Harold Fox – Treasurer, Viggo Boserup – Secretary and Michael Galardo – Member at Large.

**HOMEOWNER FORUM**

Several homeowners were in attendance. Items that were discussed included landscaping, tree trimming, security concerns, Wifi in the gym, and common area maintenance components.

**APPOINTMENT/RESIGNATION OF COMMITTEE MEMBERS**

A motion was made, seconded and carried to appoint Phil Talleur to the Facilities Committee. A motion was made, seconded and carried to accept the resignation of Janice Markley from the Architectural Committee.

**COMMITTEE REPORTS**

**A. Committee Reports –**

- 1) Architectural – Geoff Joynt, Chair & Committee Member, Scott Amling. Geoff Joynt and Scott Amling were absent from the meeting.
- 2) Landscape – Mel Cecil, Chair & Committee Member, Julie Blumberg – Mel Cecil was in attendance at the meeting and provided the Board with a report.
- 3) Facility – Phil Talleur, Chair. Phil Talleur was in attendance at the meeting to discuss his new role on the Facilities Committee.
- 4) Maintenance – Need Volunteer
- 5) Security – Leslie Baker & Lauri Preedge, Co-Chairs. Leslie Baker provided a report to the Board.

- 6) Fitness Center/Gym – Ross Sarracino, Chair. Ross Sarracino provided a report to the Board.
- 7) Adult Social Committee – Karen Lamie and Frania Black, Committee Co-Chairs – Karen Lamie and Frania Black were absent from the meeting.
- 8) Pool Committee – Rob Boyer and Richard Hamm, Co-Chairs – Richard Hamm was in attendance at the meeting and provided a report to the Board.
- 9) Family Social Committee – Need Volunteer

## **PRESENTATIONS**

Security: Juan Gutierrez, Post Commander; Joe Keirouz, Manager; and Kelly Becker, Vice President from Securitas were in attendance at the meeting to discuss security updates.

Aquatics: Wes Edwards from Way West Sports was in attendance to discuss the various aquatics programs and the purchase of pool equipment.

## **CONSENT CALENDAR**

A motion was made, seconded and carried to approve the following items from the consent calendar, without further discussion: (5/0)

- A. **Approval of General Session Meeting Minutes/Architectural Submittal Reports – RESOLVED**, to approve the General Session Minutes as recorded for the Board of Directors meeting held on January 14, 2015 and to accept the Architectural Submittal Reports for December 10, 2014 through February 10, 2015.
- B. **Approval of Annual Election Meeting Minutes – RESOLVED**, to ratify the action taken and approve the Annual Election Meeting Minutes as recorded for the Board of Directors held on January 20, 2015.
- C. **Acceptance of Financial Statements – RESOLVED**, to accept the December 31, 2014 and January 31, 2015 financial statements as submitted.
- D. **Executive Committee – Ratification of Decisions – RESOLVED**, to accept the decisions of the Executive Finance Committee since the last meeting, which includes the approval of the proposal from Protec Building Services to grind lifted concrete at nine (9) areas throughout the community for a total cost of \$1,100.00 and to approve the proposal from Outfit to repair the Precor Elliptical for a total cost of \$772.82.

## **OLD/NEW BUSINESS**

- A. **Delinquent Accounts** – No action was taken as all of the delinquent accounts were paid in full.
- B. **Aquatic Equipment Proposal** – A motion was made, seconded and carried to approve the proposal from Way West Sports to purchase three (3) new lane lines, for a total cost of \$1,517.00. (5/0)

A motion was made, seconded and carried not to approve the proposal from Way West Sports to purchase a smart system or an EZ Up Team Tent for the Flying Fish Swim team. (3/2)

- C. **Pool Monitor Proposal** – A motion was made, seconded and carried to approve the pool monitor proposal submitted by Way West Sports, for a total cost of \$19,462.50. (5/0)

- D. **Cox Communications – Clubhouse TV Proposal** – A motion was made, seconded and carried to approve the proposal from Cox Communications to provide cable T.V. for the clubhouse television, for a total cost of \$96.99 per month. (5/0)
- E. **Protec Building Services – Building Maintenance Agreement** – A motion was made, seconded and carried to not approve the proposal submitted by Protec Building Services to furnish one (1) person with the tools and equipment necessary to perform general maintenance items, for eight (8) hours per month, at a rate of \$46.00 per hour for a total cost of \$368.00 per month. (5/0)
- F. **Clubhouse Refrigerators Replacement** – No action was needed as both clubhouse refrigerators are being serviced at this time.
- G. **Tot Lot Refurbishment Project** – A motion was made, seconded and carried to table this item until the May meeting for further discussion.(5/0)
- H. **Draft Audit** – A motion was made, seconded and carried to approve the draft audit as prepared by Inouye, Shively, Longtin & Klatt, C.P.A.(5/0)
- I. **Installation of Garden Benches – Front Lawn** – A motion was made, seconded and carried not to approve the installation of garden benches at the front lawn area at this time. (3/2)
- J. **Social Events** – A motion was made, seconded and carried to not approve having a representative of Keystone Pacific Property Management, Inc. attend the Easter event and not approve holding a Spring Garden contest. (4/1)
- K. **Ford Pool Bulletin Board** – A motion was made, seconded and carried to purchase and install a bulletin board at the Ford pool, for a total cost not to exceed \$400.00. (5/0)
- L. **Pathway Lights/Trash Can Installation – Gleneagles & Jupiter Hills Pathway** - A motion was made, seconded and carried not to approve the installation of a trash can at the Gleneagles & Jupiter Hills pathway at this time. (5/0)
- A motion was made, seconded and carried to approve the purchase and installation of pathway lights at the Gleneagles & Jupiter Hills pathway, for a total cost not to exceed \$1,000.00. (5/0)
- M. **Rules & Regulations – Revisions to Fitness Center Hours** – A motion was made, seconded and carried to table this item until the May meeting for further discussion.(5/0)
- N. **Secret Garden Door – Staining Proposals** – A motion was made, seconded and carried to approve the proposal from White Dove Painting to stain the secret garden door, for a total cost of \$1,350.00. (5/0)
- O. **Fitness Center/Clubhouse Window Cleaning Proposals** – A motion was made, seconded and carried to approve the proposal from Nico to clean the windows at the fitness center, clubhouse and guard gates, for a total cost of \$270.00 at least three (3) times per year. (5/0)

- P. **Outdoor Dimensions – No Soliciting & No Trespassing Signs** – A motion was made, seconded and carried to table this item until the May meeting for further discussion.(5/0)
- Q. **Securitas – Security Options Proposal** – A motion was made, seconded and carried to table this item until the May meeting for further discussion.(5/0)
- R. **Pump Room Door Replacement Proposals** – A motion was made, seconded and carried to not approve the replacement of the pump room doors at this time and obtain a cost from White Dove Painting to repaint all doors located at both pools areas. (5/0)
- S. **Reserve Components** – No action was taken.
- T. **Cell Tower Income** – No action was taken.
- U. **Transponder Purchase** – A motion was made, seconded and carried to purchase a minimum order of 250 transponders, for a total cost of \$4,425.00. (5/0)
- V. **Commercial Pools – Chemical Feed Pump Proposal** – A motion was made, seconded and carried to approve the proposal from Commercial Pools to replace the chemical feed pump located at the Bison pool, for a total cost of \$819.98. (5/0)
- W. **Fitness Center – Equipment Proposals** – A motion was made, seconded and carried to approve proposal #16370 and #16122 from Outfit to purchase additional fitness equipment, for a total cost of \$11,703.35. (5/0)
- X. **Next Meeting Date** – The next Board of Directors meeting is scheduled for Wednesday, May 6, 2015 at 5:30 P.M. at the community clubhouse.

**ADJOURNMENT**

With no further items to discuss, the General Session meeting was adjourned at 9:00 PM.

ACCEPTED:



DATE:

