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**VILLAGE IN THE PINES CONDOMINIUM ASSOCIATION
BOARD MEETING MINUTES**

Tuesday, March 22, 2016 – Clubhouse – 2:00 p.m.

CALL TO ORDER/ROLL CALL – President Gary Oxender called the meeting to order at 2:00 p.m. Board members present: Richard Kinney, George Mahana, Tim Starner, Bob Stout, and Nicole Jones. ~~Dolores Stanco~~ ^{Clarice Smith} was absent; excused. Jean Bertling and ~~Clarice Smith~~ ^{Bob Stout} arrived a few minutes into the meeting. Leslie Torok of Prokp Management was also in attendance, along with several unit owners.

PROOF OF NOTICE – Attested to by the President.

DISPOSITION OF MINUTES – Bob Stout moved to approve the January minutes; 2nd by Tim Starner; all in favor. Bob and Tim also moved and 2nd to approve the Organizational meeting minutes from February; all in favor.

PRESIDENT'S REPORT – A new garbage disposal will be installed in the clubhouse kitchen and the front door was repaired. Met with Ed Benko & Black Tie tree trimming regarding a trimming schedule and some tree removals. Replacement trees are under consideration. New Directory is nearly ready – a few more tweaks remain to be made.

FINANCIAL REPORT – Leslie reported that only one month into the year, the association is in good shape. Obligations being met and reserves are covered. Bob moved to approve the report; 2nd by Tim; approved unanimously.

COMMITTEE REPORTS

ACC – Robert Bechtel reported that the committee has reviewed and interpreted the Rules & Regulations of October/2015. Regarding front entrance coverings; request clarification that those with corrugated plastic be exempted from requiring a licensed contractor to paint or replace them. Further, that the painting of the units and *REPAIRS* to carport posts and beams need not require a permit, but the *REPLACEMENT* of carport support beams constitutes a need for permit and a licensed contractor able to secure the permit. The Board will work with the committee to amend.

SOCIAL – Paula Stout announced the Meet N Greet Sock Hop is coming up. The Mother's Day Brunch, Saturday May 7, will feature custom, creative omelets. \$8.00 per ticket.

Gloria Beruffi announced the Horse Race, April 17, includes 6" Subway sandwiches, coleslaw & potato salad. \$7.00 per ticket.

Sign up is available for the AARP Safe Driving course offered by the Mahanas, April 25 & 26.

Cont'd.

UNFINISHED BUSINESS

REFRIGERATOR – Rick Kinney moved to ratify the recent purchase of a new clubhouse refrigerator; 2nd by Tim; all in favor. The refrigerator was purchase at Lowe's for \$693.36 and included delivery; on sale from \$848.00.

ACC GUIDELINES – Covered in Committee Reports.

BOAT/TRAILER PARKING ON PROPERTY – Not permitted according to the documents. Prokop will write a letter of education to the offender with an eye to the future.

NEW BUSINESS

BOARD MEMBER TERMS – To clarify & confirm from the recent turnover of the Board:

Serving one-year terms, expiring in 2017: George Mahana, Tim Starner, Bob Stout & Nicole Jones.

Serving two-year terms, expiring in 2018: Gary Oxender, Jean Berstling, Dolores Stanco, Richard Kinney, Claire Smith

ANNOUNCEMENTS – Board Meeting Times & Dates – After selecting 2:00 p.m. the 4th Tuesday of the month, the Board has re-considered and moved meeting times to 10:00 a.m. the 4th Tuesday of the month. EXCEPTION: April meeting moved a week earlier due to the AARP driving classes the following week.

NEXT MEETING & ADJOURNMENT - Tuesday, April 19, 10:00 a.m. (Management not available for April meeting.)

Bob moved to adjourn; 2nd by Tim; adjournment at 2:55 p.m.

Respectfully Submitted for the Secretary,
Leslie Torok
CAM, Prokop PA