

VILLAGE IN THE PINES
BOARD MEETING MINUTES
Tuesday, April 19, 2016 - 10:00 A.M.

CALL TO ORDER/ROLL CALL – President Gary Oxender called the meeting to order at 10:00 a.m.. Bob Stout was absent; excused. Present were Jean Berstling, Dolores Stanco, Richard Kinney, George Mahana, Tim Starnier, Claire Smith and Nicole Jones. Leslie Torok of Prokop also was present, along with many unit owners.

PROOF OF NOTICE – Posting (4/15) attested to by President Oxender.

DISPOSITION OF MINUTES – George Mahana moved to approve the minutes, and the corrections (regarding Board members present), of the March meeting; 2nd by Claire Smith; minutes stand approved.

PREIDENT'S REMARKS – Gary reported a new First Aid kit in the clubhouse, 2 toilet seats replaced in the men's room, and the storage room roof is leaking. Roofer is due 10:00 a.m. Friday to repair, and will also inspect the clubhouse roof. Gary will be meeting Blck Tie tomorrow to identify trees to be removed. Receiving complaints about visitors parking on roads presenting problems for others and emergency vehicles. Please do not allow visitors to park on streets or on grass. Also, please, if you have a maintenance problem in your unit, get it fixed – don't visit your problems on your neighbors. Mother's Day brunch is coming up – ticket will be on sale shortly. The AARP driving course is coming up next week – this is your last opportunity to sign up. Contact Janet Mahana. The new Directory should be ready this week. They will be available to pick up and sign for Friday 9:00 to Noon at the clubhouse. The Board will deliver others. Big thanks to Joanne --- and she will also email it out. Bonnie will send minutes and news by email also – thank you Bonnie.

FINANCIAL REPORT – Leslie reported the association appears to be in stable financial condition and able to meet obligations. Dolores moved to approve; 2nd by George; unanimous.

UNFINISHED BUSINESS

ACC GUIDELINES – LANGUAGE MODIFICATIONS & CLARIFICATIONS – The changes discussed last month were presented by the President. Tim moved to approve; 2nd by George; unanimous. The changes will be incorporated and kept on file accordingly.

NEW BUSINESS

COMCAST CONTRACT RENEWAL - Gary outlined the five-year Comcast contract renewal and asked for a motion to approve and sign. So moved by Tim; 2nd by Richard; unanimous.

BOARD MEMBER PROTOCOL – Leslie went over the obligations and restrictions which define the authority of being a Board member. Essentially, no Board member can act independently of the Board, or as authority of the Board without specific authorization of the full Board and, with knowledge by Management..

UNIT OWNER COMMENTS – A member suggested that owners experiencing continual toilet or other plumbing problems consider getting their unit re-plumbed. PVC replacements for old cast iron or copper is well worth the investment.

NEXT MEETING – Tuesday, May 24, 2016, 10:00 a.m.

ADJOURNMENT – At this time Gary introduced Brenda Radford of Comcast, the newly-created Liason for Bulk Services, who is here to do a presentation regarding the services, assist with getting through to Comcast for help, and a Q & A session with the owners in attendance. He adjourned at 10:35 a.m.

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