

OLYMPIA
BOARD OF DIRECTORS MEETING
JANUARY 24, 2011 6:00 PM approved

BOARD MEMBERS: Lee Goldman Vice President, Anthony Petrucci Director, Janet Kroll Secretary and Jared Stern Director were present. John Carter President was absent. Representing Bristol Management were Terri Streng Property Manager and Lisa Fuller Club Manager. Lee Goldman opened the meeting at 6:00 PM and noted that a quorum was established.

RESIDENT FORUM: Vice President Lee Goldman opened the floor to the residents for comments. Eric Stern and Tracy Deramus asked for clarification on the Playground renovations and requested that the age group of 11-14 be considered. Jill Kershner made a few suggestions for lighting and the use of the multi-purpose room on the clubhouse renovation plans. Sam Young asked the Board to be fiscally responsible with the homeowners' money when they reviewed to proposal to approve the clubhouse renovations. Christina Han, requested that the financials be e-mailed to her and inquired as to the number of homes in foreclosure. The Board addressed all questions.

FINANCIALS: The board package included the December financials and the delinquency report, additionally a new foreclosure report was included that the Association attorney Gary Fields had created. Terri Streng asked the Board about the status of payment to Gary Fields and the Board requested that a face to face meeting be scheduled. Secretary Janet Kroll stated that Bristol Management had done a great job keeping the costs in line and lowering the expenses, overall the year end financials looked good and the Board was pleased with the outcome.

OLD BUSINESS:

POOL REPORT: Janet Kroll motioned to approve refurbishing the pool and replacing any pool equipment that needs be updated in accordance with the 2011 budgeted amount of \$130,000.00. Lee Goldman seconded the motion, all were in favor, Motion carried. The Board requested that Terri Streng, Property Manager, create an RFP from the LaGasse' pool report that was submitted at Mintos' request. The RFP will be distributed to Pool contractors to bid on the project as a whole. The contractors will be given a thirty (30) day window to submit a proposal.

DRAINAGE AREA BY VOLLEYBALL COURTS: Jared Stern motioned to approve the proposal submitted by Buena Vista Landscape in the amount of \$16,750.00; to address the drainage issues by the basketball, volleyball and tennis courts. Anthony Petrucci seconded the motion, all were in favor, motion carried. Rick Demartino, President of Buena Vista Landscape clarified that he may need to obtain the services of a surveyor and the cost of this will increase the proposal approximately \$300.00.

PLAN OF ACTION FROM VALLEY CREST: Janet Kroll addressed the concerns of the residents in regards to the landscaping. Both she and Terri Streng rode the property with Valley Crest the previous week and notified them that the contract was under review. Several issues and concerns were pointed out and Valley Crest asked to be given ten (10) days to address them. Lee Goldman stated that noticeable improvements have been made.

RENEWAL OF COMCAST CONTRACT: The Board discussed the contract renewal for Comcast Cable which expires in 2013. The general feel was that technology will change by 2013 and better options will be available. It is not in the best interest of the community to lock into a ten (10) year contract at this time.

FACILITY USE FEE & GUEST POLICY: Lee Goldman motioned to change the facility use fee to \$30.00 an hour for the Club Room and Great Room, \$40.00 an hour for the Loggia/Screen room, and the Great Room including the patio is \$50.00 per hour. Use of the pool will require an additional fee of \$5.00 per person for guests' # 7-30. The security deposit will also be reduced to \$250.00. Additionally, all rentable spaces must be reserved at a three (3) hour minimum and a five (5) maximum time frame. Jared Stern seconded the motion, all were in favor, Motion carried. Lee Goldman motioned to allow residents over the age of eighteen (18) to bring up to three (3) guests to play on the indoor basketball court. Jared Stern seconded, all were in favor, Motion carried.

CLUBHOUSE IMPROVEMENTS: Lee Goldman reviewed the concepts and proposal for improvements, replacements and expansions regarding the clubhouse. Lee Goldman voted not to approve the proposal. Anthony Petrucci voted no, Janet Kroll voted no, Jared Stern voted no. The Board voted unanimously against the proposed clubhouse renovation.

NEW BUSINESS:

FORMATION OF COMMITTEES: Jared Stern motioned and Anthony Petrucci seconded to empower Terri Streng, Property Manager, to formulate an ARC Committee, Social Committee, Landscape Committee, Turnover Committee and a Financial Committee. Anthony Petrucci seconded the motion, all in favor, Motion carried.

NEXT MEETING DATE: February 28, 2011 at 3:00 PM

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:10 PM.