

**ARBOR COURT PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MINUTES  
THURSDAY, SEPTEMBER 20, 2018, AT 6:30 P.M.**

I. Call to Order:

President Robert Cox called the meeting to order at 6:30 P.M. The meeting was held at the MCA Clubhouse. A quorum was established.

Board Members Present: Robert Cox, President; Ellen Sikora, Vice President; Sally Stipp, Secretary; Dan Wilson, Treasurer, and Ray Perkins, Director. Also, present Amy Martin, CAM and several members of the Association; Pat Castellano, Joan Pomidor, Carol Kuszik, Donna Cord, Cheryl Cox, Collen Higgons, Susan Wright, Judith Beeler, Kim Knudsen, Len Lockwood, Chuck Weiler, Yvonne Flock, Arlene Barry, Nancy Sgro, Frances Quillen, Kathleen Dible, Cheryl Nadal, and Beth Polosino.

II. Minutes:

The Minutes of the Board meeting on July 19, 2018, were read by Sally Stipp.

**A motion was made by Dan Wilson to approve the Board of Directors meeting minutes from July 19, 2018, and seconded by Ellen Sikora. All were in favor. Motion passed.**

III. Treasures Report: Dan Wilson

The August financials look good. There was an overage on the irrigation account due to needing a new pump on the "D" street. That amount was \$4,190.18.

If there is an increase in the 2019 Budget it is due to the new spectrum contract that MCA is reviewing.

Robert Cox accepted the Treasurers report for audit.

IV. Committee Reports:

DAB: Dan Wilson

The DAB requests that have been approved are not for major alterations.

**A Motion was made by Dan Wilson to approve the mound and retaining wall in front of 6021 W Dedham Trail; total cost no more than \$3,000 and seconded by Sally Stipp. All were in favor. Motion passed.**

If the Board deems that this indeed is the best course of action. (Least costly for the POA) before any work is started an agreement will be signed by Dan Wilson; stating that if anything goes wrong in process of work, then the Association will be liable.

Landscaping: Ellen Sikora

Landscaping report is upcoming out in the news & views.

Plants will start getting planted either in September or (through) November; the plants will be \$13 each.

Amy is going to look at another electric since Thomas Electric still hasn't changed out the last two timer boxes for the irrigation system.

There are four (4) erosion spots. Ellen has gotten one bid for \$705 and the Board is requesting Amy to get two (2) more at the following addresses;

- 1756 N Ensign Pt (Behind)
- 1724 N Ensign Pt (Behind were pink flags are)
- 1758 N Envoy Dr (Side yard)

Welcoming: Sally Stipp

There have been a couple new homeowners but they have not moved in yet; once they are Sally will welcome them.

Block Captains: Sally Stipp

There is a new block captian on W Croyden Cir and one is needed on W Bromley Cir (thankfully a homeowner is stepping in to help).

Social/Communication: Cheryl Cox (Absent)

Pot luck is planned for October 20, 2018 at 5:00 P.M.; the location will be at the MCA Clubhouse.

Manager's Report: Amy Martin

Manager presented 3 bids for painting. Ellen presented a fourth from Design Coating that was the lowest bid with 3 good references.

**A motion was made by Dan Wilson to approve Design Coating to paint the eight (8) buildings this year, total cost \$19,360 and seconded by Sally Stipp. All were in favor. Motion Passed.**

**A Motion was made by Dan Wilson to approve Clean Green Pressure Washing LLC to pressure wash all the stone retaining walls, totaling \$432.60. All were in favor. Motion Passed.**

Amy spoke to the Board about Michael Failla's contract being signed by Dan Wilson and having a ten percent (10%) cancellation; this contract was cancelled due to other Board members not knowing about or approving.

Amy also met and received a bid from the certified arborist at JLH; their bid totaled \$2,225 for trimming four (4) trees.

Amy reviewed the current violation with the Board; after the Board reviewed they approved that to send out the letter other than for dirty driveways. The driveways will be looked at in January or February.

V. President's Report: Robert Cox

None

VI. Old Business:

6025 W Ainsley Ct stucco is broken at the bottom between the two driveways; due to Waterside weed eating, Amy is going to call Kevin and see when this issue is getting fixed.

VII: New Business:

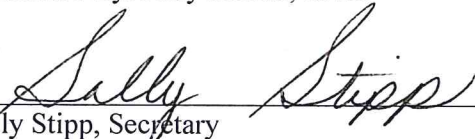
None

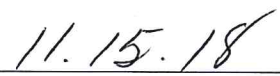
VIII. Adjournment:

**A motion was made by Sally Stipp to adjourn the meeting at 7:35 P.M. seconded by, Dan Wilson. All were in favor. Motion passed.**

All calls will continue to go through Amy Martin, 352-746-6770

Submitted By: Amy Martin, CAM

  
Sally Stipp, Secretary

  
Date