

LENNOX ISLE ASSOCIATION  
MINUTES OF THE BOARD

4-30-09

Board Members present and accounted for: Jonathan Yellin, Mika Garry, Maria Zvolenski, Mark Massingham & Lea Amico. Open Forum – No one other than Board members were present.

Jonathan Yellin called the meeting to order at 7:05 pm.

Mika Garry made a motion to accept the minutes as read; seconded by Lea Amico. All in favor, motion carried.

**Violations** – Brock Property Management presented the violation log to the Board. She was told to give 15 days to those owners who have not maintained their lawns.

**Gym Equipment** – The stair stepper is broken and beyond repair. Brock Management had received a few phone calls from owners who use the gym every day to not replace the stair stepper but get another elliptical machine. Brock reported they cost about \$2300.00. Mark Massingham made a motion to replace the broken piece with the Elliptical, seconded by Mika. All in favor. Motion carried. Mark is working with the surveillance company to get prices on a new DVR for the clubhouse.

**Perimeter Fence** – Mark Massingham reported that Heinz fence made the repair to the north side wall to keep people from cutting through the property. He wants to get a price from them to put additional fencing on the south side of the property. Maria made a motion seconded by Mark to get the fence erected but not to exceed \$1500.00. All in favor motion carried.

**Tennis Courts** – Mika Garry said that the tennis courts were in bad shape. She has a proposal to resurface the tennis court for \$6,964.00 & \$1,485.00 to resurface the basketball courts. Mika made a motion, seconded by Maria to go forward with the two projects with FLAF Sports Services. All in favor. Motion Carried

**Pool** – Brock reported that one of the table tops was broken at the pool as well as the umbrellas. Jane suggested getting industrial grade umbrellas approx \$300.00 each and a top that will not break or shatter approx \$200.00. Maria made a motion seconded by Jonathan to do as Brock outlined above. All in favor. Motion carried.

Jonathan Yellin moved that All of the above projects will come out of the reserve account. These are all capital improvements and are budgeted for reserves. Seconded by Mika Garry. All in favor. Motion Carried

**Pre-paid maintenance and security for off site owners** – The Board discussed the increasing number of owners that are not paying assessments on time, and are not maintaining their home. A disproportionate number seem to be rental homes. Maria Zvolenski made a motion second by Lea Amico to get a prepayment of one (1) year of assessments for all offsite owners (renters, seasonal renters, etc.), which would allow the Association to apply the prepaid assessment to any unpaid assessment (regular or special), third-party entry fees (if Association is required to undertake repairs or maintenance on a private lot, upon refusal of the owner to comply with a violation letter). We currently collect a security deposit of \$500.00 from renters. The Board will have to look into changing this rule and then discuss at the next meeting. The matter was tabled.

Maria Zvolenski made a motion to adjourn. Motion seconded by Mika Garry. Meeting adjourned.