

,Minutes of the Board of Trustees Meeting  
April 25, 2019

Present: Board of Trustees: Jeff Garber, Marie Janiak, Rich MacDonald, Fred Nelson, Kevin Kiley. Barkan Management: Jay Miller, James Donnelly, Sarah Luscomb

- 1) Call to Order  
Jeff called the meeting to order at 6:00 p.m.
- 2) Approval of Minutes  
The board approved the minutes for the March Board of Trustees meeting.
- 3) Homeowner Comments /Requests
  - a) A Fox Run resident requested that the association enlarge his driveway due to the fact that at times cars can be parked in such a way that impedes access. After discussion it was decided that this request could be reconsidered at a future time when more funds are available for projects such as this.
- 4) Financial Report
  - a) The board voted to approve the independent review of the final 2018 financials by Keane and Company.
  - b) The board reviewed the March financials.
- 5) Unfinished Business
  - a) Thomas A. Scarlata of Bargmann, Hendrie & Arcbetype Inc. the architecture firm engaged by the board to draft the scope of work for the pool project presented the board with an outline of the plan to start renovations for the indoor pool area. The first step will be investigation behind the walls to check for a proper vapor barrier, proper insulation and moisture damage. The board has engaged Reliable Roofing, Inc. to assist with any demolition necessary to properly evaluate the area. Subsequent to that an HVAC engineer in conjunction with Mr. Scarlatta will design a proper energy efficient HVAC system for the area. Once the design and specific scope of work is drafted the board will send the specifications out to bid to various contractors.
  - b) The board reviewed pricing for the replacement of some outdoor pool chaise lounge chairs and tables for the outdoor pool. The board approved the purchase of 10 chaise lounge chairs and two tables replacing some of the ones which have outlived their useful life.
  - c) The board approved the contract with Swimpro Aquatics who will provide lifeguards for the coming outdoor pool season.
- 6) New Business
  - a) The board reviewed and approved 3-year renewal contract with Reliable Roofing Inc. for snow plowing with minimal increases in the per inch pricing.

b) The board discussed and approved the proposal from All-Pro Paving to repair asphalt where needed. The board will also be getting pricing from Edgar of DL Landscaping to replace certain mail hut pavers.

c) The board voted to not spray for ants this summer season.

d) Jim informed the board that there have been a few chimney caps that due to deterioration and age have caused water to leak into a few units. It was decided at this time to replace them on a case by case basis as needed. The replacements will be done by RJ Allain at an approximate cost of \$1100 each.

10) Annual Meeting

This year's annual meeting will be Wednesday May 1<sup>st</sup> at 6:00 PM in the clubhouse.

11) Work Order Report

The board reviewed the work orders called in since the last meeting.

12) Executive Session

13) Adjournment

The meeting was adjourned at 8:00 p.m.