

**CASA LOMA ESTATES CO-OP, INC.**

**Board of Directors Meeting**

Recreation Hall – November 8, 2011

The meeting was called to order by the President, P.C. “Clyde” Varney at 7:00 pm. A quorum was established with all present with the exception of Mr. Snyder. Notice of the meeting was posted at specified places at the proper time. A motion was made by Mr. Yaeger and seconded by Mr. Hendricks to approve the minutes of the October 11, 2011 Board meeting. Hearing no corrections, additions or changes, the motion to approve the minutes was carried.

**Treasurer’s Report:** Mr. Schoenly reported that as of October 31, 2011, Wachovia checking balance was \$ 40,570.54, Wachovia Reserve balance was \$43,952.08, Bank Atlantic Reserve was \$69,463.37, and Petty Cash was \$300.00 for a total of \$154,285.99. Hearing no questions or concerns, a motion was made by Ms. McIntosh and seconded by Mr. Hendricks to approve the Treasurer’s report as given. The motion was carried.

**Compliance Committee:** Nothing to report.

**Manager’s Report.** Mr. Kenney briefly reviewed the bids received for the lawn service for the community from Amerilawn, US Lawn and Aspects in Green. Mr. Kenney noted that there were no major differences between the bids but pointed out that US Lawn did not include the annual cutting back the growth in the rear storage area. It was pointed out that Amerilawn was not clear about the 30 day cancellation clause, but Mr. Kenney stated that this clause will be at our discretion. Ms. Varney asked for questions from the Board regarding our expectations. There was discussion regarding the various aspects between Amerilawn and US Lawn, none of which were limiting or deal breakers. Ms. Varney noted that the numbers presented by US Lawn are inconsistent and need clarification as well as their charges regarding the irrigation system. The contractor for lawn service will be voted on at the December 6<sup>th</sup> BOD. Mr. Kenney stressed that if clarification is needed, please contact Mr. Yaeger, who has reviewed each bid carefully.

**Tenants Report:** Nothing to report.

**Requests by Specific Residents:**

- Mrs. Beers of 660 Kristy Circle thanks the Board and the Compliance Committee for understanding the breakdown in communication with regards to enclosing her front screen porch. Ms. Varney noted that any modifications require a process and thanked Mrs. Beers for her positive comments about the Board and Fairway Management.
- Mrs. Cross asked about the possibility of having the Board approve hiring a real estate company to represent the cooperative for the sale of lots and homes. Mr. Kenney thought it would behoove the Co-Op to get a realtor for the vacant lots, but not for the units themselves. Mr. Hendricks brought up the commission involved if we hired a realtor. Mr. Kenney pointed out that if a realtor is hired for a fixed period of time under an MLS agreement, a commission would be generated even if the share was sold by the office. Mr. Kenney preferred that he investigate this, noting that the vacant lots would be sold as shares only. He will research and report back to the Board.
- Ms. McIntosh asked if American Homes will remove their sign. Ms. Varney noted that we will look into it.

**For the Good of the Board:** Ms. Varney received a petition regarding lawn service. Ms. Varney noted that there were over twenty (20) names on the petition from residents who never came to a Town Hall meeting or a Board Meeting. Ms. Varney further stated that the Board was elected to make decisions for the betterment of the Park. For the purpose of those residents who have never attended a meeting, Ms. Varney again described the service. There is no increase in rent or fees for the budget year. This service is being done to improve uniformity of the park and to ease the burden to the residents. Each resident has the option to opt out. Ms. Varney announced that as far as the Board is concerned, we will continue to move forward.

A motion to adjourn at 7:50 pm was made by Ms. McIntosh and seconded by Mr. Hendricks. The motion was approved unanimously.

Victoria Ireland  
FAIRWAY MANAGEMENT

Casa Loma Estates Co-op, Inc.