

**Fenwick Homeowners Association
Board of Directors Monthly Meeting Minutes**

Date: November 18, 2019

Members Present: Robert Feinberg, Emily Garman, Tom Fiordelisi, Lisa Sutliff, Will Hart

Members Absent: none

Guests: Scott Monetti, Jeff Andeel, Loreanne Cowan, Jualetha Pern, Harvey Jones, Angela Koenig.

New Board Members who began voting mid-meeting: Loreanne Cowan, Scott Monetti, Harvey Jones, Angela Koenig.

Meeting Called to order at 7:04 p.m.

Open Forum for resident comments: no comments.

October 2019 Minutes approval and Annual Meeting (November 14, 2019) minutes: Fiordelisi moved to accept October minutes and November 14 Annual Meeting minutes as written, Hart seconded, the motion carried 5-0.

Old Business:

- **Management company changes** – We are still waiting for approval from the chosen management company to return the contract with any changes they may have for board review.

New Business:

- **Board Member Elections** – We have one nomination for the board, Scott Monetti. Angela Koenig and Loreann Cowan volunteered from the floor. **Ballots were collected and Monetti, Koenig and Cowan were elected to the board.**
- Caroline Turan officially resigned from the board as of Thursday, November 14. The board can appoint one person to this vacancy to complete the final year of Turan's term; **Garman nominated Harvey Jones to fill the one vacant seat on the board, Cowan seconded; the motion carried 9-0.**
- Election of Officers: **Fiordelisi nominated Feinberg to stay as President, Sutliff as treasurer and Garman as secretary; Jones seconded. Fiordelisi volunteered to run for vice president. The board voted and all nominations passed 9-0.**

Treasurer's Report – Lisa Sutliff

- For the month ending October 31: Operating account: \$92,200. Reserves: \$225,755. Total Assets: \$317,804. Seven homeowners still have unpaid dues.
- We do have expenses from the operating fund that we can replace from the reserve fund if we need to. We probably do not need to, because our operating account is about \$40k ahead of where it was this time last year.
- The 2020 budget and list of 2019 expenses to date was posted on the clubhouse bulletin board in September for residents to view.

Maintenance Report – Harvey Jones

- Jones put together a statement of work of projects that need to be done this fall/winter by Bowman Brothers. The estimate is \$4,375.00. **Jones moved to approve this work statement not to exceed \$5,000. Fiordelisi seconded. The motion carried 9-0.**

CPC Report – Jeff Andeel

- 18 letters were sent since the last meeting. 8 for rubbish/debris, 6 for vehicle parking, 1 improper use, 1 landscaping, 1 maintenance, 1 fencing.

Pool Committee – No report

Architectural Committee – Jeff Andeel – 1 new roof requested

Community Development Committee – Vacant – Garman will post the 4th quarter photo contest on social media.

Social Committee – Lisa Sutliff/Vacant– Breakfast with Santa is December 14, 2019, 9:30 – 11:00 am. and is currently in the works.

Nominating Committee – No Report

Communication Report – Emily Garman – would like to gather any additional email addresses we gathered at the annual meeting. Hosting and domain name registration: we are in the process of getting these out of CCMS's name and credit card, as well as the gmail account and other online properties, and the HOA storage unit. These will all be in Feinberg's name.

Fiordelisi made a motion to adjourn the meeting at 8:28 p.m. Seconded by Cowan. The motion carried 9-0.

Board members and volunteers will meet Sunday, December 1 at 2:00 to help decorate the clubhouse for the holidays.

The next regular board meeting will be Monday, January 20, 2020.