

LANDMARK MEWS COMMUNITY ASSOCIATION MINUTES
Board Meeting November 14, 2012

The November LMCA board Meeting was held on Wednesday, November 14th, at 6309 Chaucer View Circle. Board members present were: Dan Aminoff, (President), Bill Gaffney (Vice President), Linda Carter, Joel Kaplan, Tom Craig, and Bill Evans. Absent was Board member Maria Santos. Also present were Roger Casalengo (Property Manager), Chris Dale (Interim Treasurer), and Bill Evinger (Covenants Chair). Also in attendance were homeowners Tim and Annie Foster, Karen Gray, Ladd Ryan, Charles Cureton, Jerry Putman, and Star Straf. Dan convened the meeting @ 7:00pm.

Agenda Approval

Dan asked if there were any additions to the agenda and Bill Evans requested that a discussion on the auditor position be added.

Bill Evans moved to add an agenda item concerning the auditor position and then move forward with the agenda as is. Tom Craig seconded. Approved 6-0. 1 Absent.

Secretary's Report

Heather presented the minutes from the October meeting as well as the Annual meeting.

Bill Gaffney moved to approve the October draft minutes and the 2012 Annual minutes. Joel Kaplan seconded. Approved 6-0. 1 Absent

Dan then asked if everyone had had a chance to go over the survey on Board meeting attendance that would be sent to the residents.

Joel Kaplan moved to distribute the survey. Tom Craig seconded. Approved 6-0. 1 Absent.

Financial Report

Chris stated that she had renamed some columns on the "actual versus budget" spreadsheet and noted that the financial report was complete prior to the change of banks from Wells Fargo to SunTrust. Chris also noted that the insurance had been paid. Dan asked that Chris look into the possibility of emailing the dues invoices as opposed to mailing them. Bill Evans thought that it would still be necessary to mail them as some residents are not computer savvy.

There was then much discussion on whether to keep the current auditor or to look for a new one. It was decided to remain with the current auditor, however, Bill Gaffney would personally meet with the auditor and indicate that his prior behavior was not professional. The Board would consider another such incident as insubordination, and would move to terminate him at that time.

Property Report

Roger began by listing some projects that had been completed.

- Winterization of the irrigation system
- Completion of 2 drainage projects
- Fertilizer had been placed
- Pointing of the wall at the end of Bedlington

He then went on to discuss the issues with the current mailboxes. He suggested getting estimates on the cost to replace all the mailboxes within the community. He continued by saying that both Bill Evans and Maria had offered to help.

Bill Evans moved for Roger to begin the process of researching the cost of replacement mailboxes. Tom Craig seconded. Approved 6-0. 1 Absent

Roger then moved on and reported that the fence had been complete and that he would like to add a bush on the greenway at the end of the fence to help discourage trespassers.

Linda Carter moved to pay the additional \$4,000 for the building of the fence. Tom Craig seconded. Approved 6-0. 1 Absent

Covenants

Bill Evinger passed out the request for modification report and said that all the fall re-inspections had been completed.

Tom Craig moved for the renewal of all Covenant Members whose terms are up to remain on the Covenants Committee. Bill Evans seconded. Approved 6-0. 1 Absent

2013 Election of Officers

Bill Gaffney. moved for Jerry Putman as President. Joel Kaplan seconded. Approved 6-0. 1 Absent

Bill Gaffney moved for Charles Cureton as Vice President. Joel Kaplan seconded. Approved 6-0. 1 Absent

Linda Carter moved for Bill Gaffney as Treasurer. Joel Kaplan seconded. Approved 6-0. 1 Absent

Bill Gaffney moved for Chris Dale as Interim Operations Treasurer. Joel Kaplan seconded. Approved 6-0. 1 Absent

Linda Carter moved for Heather McGhee to remain as Secretary. Tom Craig seconded. Approved 6-0. 1 Absent

Other Business

As policy is not discussed in executive session, Dan closed discussion and the Board entered executive session

Joel Kaplan moved to enter Executive Session, and it was seconded by Linda Carter. Approved 6-0. 1 Absent

At the conclusion of the executive session, the Board reconvened in public session, as required by the Property Owner's Association Act.

The Board agreed upon a course of action with regard to homeowner issues.

There being no further business, Tom Craig moved that the meeting be adjourned, and it was seconded by Joel Kaplan. Approved 6-0, Absent 1, so the meeting was adjourned at 9:13 PM.

The Board's next regularly scheduled monthly meeting will be on December 12th at Tom Craig's home, 6364 Brampton Court at 7:00 p.m.

Respectfully submitted,
Heather McGhee