

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
February 23, 2011
CORRECTED 3-9-11

President Bob Sorcic led the Pledge of Allegiance.

1. Call to Order: President Bob Sorcic called the meeting to order at 10:02 a.m. Board members present: President Bob Sorcic, Vice President Chuck Greco, Secretary Bonna Strange, Treasurer Loretta Shannon, Maintenance Director Leon Riesberg, and Public Relations Director Dick Merschdorf. There is one Board vacancy.

2. Motion to adopt the Agenda: Dick Merschdorf made a **Motion** to adopt the Agenda. Chuck Greco seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

3. Motion to Adopt Minutes from February 9, 2011: Bonna Strange made a **Motion** to adopt the Minutes of the February 9, 2011 Open Board meeting. Leon Riesberg seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

Add 4. Motion to Adopt Minutes from February 8, 2011: Bonna Strange made a **Motion** to adopt the Minutes of the February 8, 2011 Organizational meeting. Chuck Greco seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

BUSINESS:

1. Board Vacancy (Position VI – Architectural & Building Operations Liaison): Bob Sorcic stated that they have a volunteer for the position. He introduced Lee Olsen. Chuck Greco made a **Motion** to accept Lee Olsen and appoint him to Position IV on the Board of Directors. Dick Merschdorf seconded the **Motion**. Bob Sorcic asked for any other volunteers from the floor. There were none. There was no discussion. The vote was unanimous and the **Motion** carried. Bob Sorcic invited Lee Olsen to take his seat and thanked him for volunteering to serve on the Board of Directors. Bob stated that Lee has contract experience and bidding experience and will be a good match for the Architectural Committee and the BOC.

2. Motion to authorize refund of a Social Membership fee for cause: Bob Sorcic wants to keep this as transparent as possible without mentioning names. Bonna Strange made a **Motion** that, in regards to a letter that the Board received asking for a refund on a Social Membership, due to extenuating circumstances, we do a one-time refund. Loretta Shannon seconded the **Motion**. For explanation, Bob Sorcic stated that a person who

lives in Caliente has friends who rented a condo in Vista Hermosa. They convinced the Vista Hermosa condo owner to get an FGMHA Social Membership, paid for by the Caliente member. We have all experienced a loss of the use of our pools for about 3 ½ weeks. The Caliente member is asking for a refund of the Social Membership fee because of the pool closure. Bob Sorcic read the Social Membership Contract that was signed by the Vista Hermosa condo owner acknowledging that there are no pro-rations or refunds. Bob read the letter received from the Caliente member. There was a discussion. The access card is good for the owner and all renters of that Vista Hermosa condo for the entire year. The vote of all those in favor of passing the **Motion** to make the refund. No votes. All those against, the vote was unanimous No and the **Motion** failed. Discussion continued that even though the renter paid for the Social Membership, the Contract is between Florence Gardens and the Owner in Vista Hermosa. The renter will have to negotiate with the Owner/Social Member.

Bob Sorcic stated that he changed the Agenda to read Business, instead of Old Business and New Business.

DIRECTOR COMMENTS:

Vice President: Chuck Greco reported that he has been working closely with June Lewis on the Activity Committee. He will have a meeting for all Activity Chairpersons in the later part of March. If activities Chairpersons want tables and chairs moved by Maintenance, they need to fill out a Work Order at least 2 days ahead of time.

Secretary: Bonna Strange said that the Documents Committee will have a list of proposed Rules & Regulations changes to be introduced to the Board at the first Board meeting in March. She encourages members to attend the meeting and to review a copy of the proposed Rules & Regulations changes. There will be an Open Workshop on the following Wednesday, March 16th, for discussion on the Rules and Regulations changes. The intent is that a formal Motion will be made on the final Draft of the proposed changes. Most of the proposed changes are for clarification. Some changes are made to put the Rules and Regulations in compliance with our other community documents and with State, Federal, and local laws. And, some are recommended policy changes.

Bob Sorcic stated that Bonna Strange will moderate the Workshop. If there is a quorum of Board members present at the Workshop, Minutes will have to be taken. No Board decisions will be made at the Workshop.

Treasurer: Loretta Shannon referenced the Operating Income and Expense to Budget dated January 31, 2011. Total Income \$47,545.00, Total Expenses \$34,214.00, which leaves an Income of \$13,331.00. Loretta referenced the Cash Balances dated January 31, 2011. General Fund \$182,706.00, Bingo Fund \$1,125.00, Building Fund \$37,277.00, and Reserve/Replacement Fund \$93,402.00, for a total of \$314,510.00.

Maintenance Director: Leon Riesberg reported that the pool is back open, but the water is not very warm yet. We need a new heater on the East Pool, so one was ordered.

Tom, Jeremy, and Bill, our Maintenance personnel, have done an excellent job. They met with the sign people at the prison and the Front Entrance Committee.

Lee Olsen asked Leon about the repairs to the gas lines to the pool heaters. Leon said that we were not in compliance, but we weren't the only ones that have been shut down by the gas company.

Public Relations Director: Dick Merschorf reported that he gets phone calls and non-specific complaints that he cannot respond to. We supposedly have young people living in the park that he is watching for.

Dick suggested that the Board meetings go to once a month to get better involvement, and maybe change the day of our meetings.

There was a discussion concerning Old Business and New Business on Agendas, once a month meetings, day of the meetings, and once a month meetings during the summer. A show of hands vote of the members present was favorable to once a month meetings. This will be put on the Agenda for the next meeting.

There was a discussion about parking on the streets.

Architecture and Building Director: Lee Olsen thanked the Board for the opportunity to serve our community. He looks forward to working with the Architectural Committee and the BOC.

President Bob Sorcic stated that he posted a sign in the Kitchen about what to do when a gas leak is found. They are following up on a letter received from the Minnesota Dinner kitchen volunteers.

We are in the process of initiating our new proximity key card system. We will schedule times for members to sign up and pay \$2.00 each to get switched over to the new key cards. Replacement cards will cost \$25.00 if the first card was lost or damaged. The Board members will be getting training on HOA law and best practices for HOA management. The Board is waiting for information from the attorney on litigations.

Bob Sorcic asked for a report from the Front Entrance Committee. Shirley Hadley reported on the progress of getting approvals and the list of all their contacts given to the office. Darlene Olsen explained their plans to start painting the walls and having new signs put up between now and April. They want to have a low wall of rocks around the island. The waterfall will be replaced with the original domed bell tower look, decorative rockwork, plants, and art objects. They have cost estimates. They're deciding on color coordination. There was a discussion about ways to get more money for this project. A line item has been set up in the office for donations to the Front Entrance Committee.

MEMBER COMMENTS

Phil Winn commented that if they change from the bi-weekly meetings, they might lose member participation. If they want to be transparent, they need these informational meetings.

Bonna Strange asked when the \$2.00 fee for the new keycards was decided on. Bob Sorcic said that there was a Board discussion about making the \$2.00 fee an administrative cost to recover the expense of the keycards. No Motion was made.

Chuck Greco made a **Motion** to adjourn to the Closed Session. The vote was unanimous. Bob Sorcic put the meeting in recess at 11:07 a.m.

Respectfully submitted by
June Lewis, Recording Secretary