

FLORENCE GARDENS MOBILE HOME ASSOCIATION
OPEN BOARD MEETING MINUTES
February 9, 2011

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 Merschorf. There were 55 members in attendance.

2. Motion to adopt the Agenda: Bob Sorcic noted that there is an amendment to the Agenda. Loretta Shannon made a **Motion** to adopt the Agenda with one amendment under Old Business #2 Board Vacancy. Chuck Greco seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried.

3. Motion to Adopt Minutes from January 26, 2011: A **Motion** to adopt the Minutes of the January 26, 2011 Open Board meeting was made and seconded. There was no discussion. The vote was unanimous and the **Motion** carried.

OLD BUSINESS:

1. Location of the Pictorial Inventory CD prepared by the BOC, and adding this information to the O & O Manual: President Bob Sorcic wants to insure that we cover this in the O & O Manual so that future Boards will know what to do with these records, and how to process them. Bob is proposing that the Pictorial Inventory CDs, and future Inventory CDs, will be stored off-site in a Safety Deposit Box at one of the banks that we do business with. Loretta Shannon made a **Motion** to direct the Documents Committee to write a section in the O & O Manual that would cover the process for recording, preparing, and storing the Pictorial Inventory CDs, and that we secure a Safety Deposit Box in one of the banks in which to store the CDs. Chuck Greco seconded the **Motion**. Dick Merschorf asked how many CDs there are, and how often the BOC will do a Pictorial Inventory. Discussion followed. Loretta amended her **Motion** to state that there are 3 CDs; one on site, one off site, and one given to the Insurance Company. Chuck Greco, as second, accepted the Amendment to the **Motion**. The vote was unanimous and the **Motion** carried.

2. Board vacancy: President Bob Sorcic gave a Report on the results of the Organizational Meeting. Bob stated that Bonna Strange has been elected to the Board and has been assigned to the Secretary position. Loretta Shannon, who was the Secretary, is now assigned to the Treasurer position. Chuck Greco was elected to the Board and was assigned to the Vice President position. Leon Riesberg was re-elected back onto the Board and he is still in charge of Maintenance. Dick Merschorf is still the Public Relations Director. There is still a 7th seat that is vacant. Bob said that there is a requirement to have 7 people on the Board. We are in need of volunteer(s) to step

forward so that the Board can make an appointment to the Architectural/Building Operations Director position, the liaison for the BOC and the Architectural Committee. There were no volunteers. Bob stated that this will be a revolving issue to be brought up as Old Business at the next Open Board meeting.

NEW BUSINESS: (None)

DISCUSSION ITEMS:

1. Discussion of Rules and Regulations regarding use of Common Areas (pools, hot tubs, billiards, exercise room) by persons under 18 years of age and the impact such rules might have on insurance and liability: President Bob Sorcic said that the last discussion on this subject ended needing more information about liability from the Health Department and the insurance company. June Lewis, Documents Committee chairperson, stated that after talking to the Health Department and ‘Google’ing regarding children in hot tubs, recommended minimum ages were from 3 to 12. The Documents Committee decided on the minimum age of 14, being high school age, for the use of the hot tubs, exercise room, and billiard room. Our insurance representative told us that the insurance company doesn’t state a minimum age, and is only concerned that the signs are correct. Loretta Shannon explained that this relates to when we want to use these facilities with our visiting grandkids. Bonna Strange added that any visitors under age 18 have to be supervised. In discussion, signage for age distinction will need to be made for the pools (3 - 17 supervised) and for the hot tubs, exercise room and billiard room (14 - 17 supervised). Age 18 and over guests need not be supervised, and may supervise younger guests. Bob Sorcic stated that the same rules should apply to the Lapidary Room. Bonna Strange read Rules & Regulations in regards to the pool, 23.4, stating that anyone 18 and over does not need to be supervised as long as they have a guest pass. Bonna continued with Rules & Regulations regarding the clubhouse and annex, 19.6.3, visiting guests and relatives age 18 and over may use the facilities without being accompanied by their resident member. The Board will wait for the Documents Committee’s recommendations on Rules & Regulations changes. There will be further discussion.

INFORMATION ITEMS:

1. Next Board meeting – February 23, 2011

2. Florence Copper Project will have a presentation in the Florence Gardens Clubhouse on February 24th (6pm to 8pm). Guided tours are available every 3rd Friday of the month beginning at 10am and last about 90 minutes. It is suggested to call ahead: 520-374-3984.

DIRECTOR COMMENTS:

Vice President: Chuck Greco stated that he will try to fill the shoes of Bob Sorcic, who did a great job. Chuck said that he is happy to have been elected to the Board and to serve the members again.

Secretary: Bonna Strange reminded the members that a few days after the meetings, the 'Not Yet Approved' Minutes will be posted on the Board outside the office. Members are more than welcome to look at them. She thanked June Lewis and Loretta Shannon, and she thanked the members for their vote of confidence. She wants members to hold her accountable. She will listen to members' concerns.

Treasurer: Loretta Shannon said that she doesn't have anything to add to the Treasurer's Report, End Of Year Financial Statement, that was passed out at the Annual meeting and this meeting. She said that she has talked to Marilyn, our financial secretary. They will prepare a Budget Summary at the end of each month, something clearer for the members to understand the monthly Income and Expenses. She said that Rae Bressler did a great job as Treasurer. She will try to do the best that she can.

Architectural/Building Director: (Vacant)

Maintenance Director Leon Riesberg thanked members for their vote. The pools will hopefully open back up on Saturday. Bob Sorcic said that we are waiting for the city to notify Southwest Gas that it's OK to turn the system back on.

Public Relations Director Dick Merschdorf reported that there are some problems with under-age people living in the park. More letters will be issued from the Board and from our attorney.

President Bob Sorcic said that he is glad to be President and hoping to do a good job. He will bring the new Board members up to speed on exactly what is going on with non-compliance issues and litigations. He will release information to the membership as soon as he can without running the risk of repercussions. Bob said that there would be a closed session following this meeting to discuss under-age issues.

MEMBER COMMENTS: Bob Sorcic asked for members' concerns or comments regarding the association, even though no one had signed up. There were none.

A **Motion** was made and seconded to adjourn the meeting. The vote was unanimous and the **Motion** carried. Bob Sorcic put the meeting in recess at 10:37 a.m.

Respectfully submitted by
June Lewis, Recording Secretary