

FLORENCE GARDENS MOBILE HOME ASSOCIATION  
OPEN BOARD MEETING MINUTES  
March 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, and Public Relations Director Dick Merschdorf. Maintenance Director Leon Riesberg and Building Operations Director Lee Olsen were absent. There were 80 members present at the meeting.

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

**3. Motion to Adopt Minutes from February 23, 2011:** Loretta Shannon made a **Motion** to Approve the Minutes of the February 23, 2011 Open Board meeting. Dick Merschdorf seconded the **Motion**. Chuck Greco called for a correction to the date of the Minutes. Loretta Shannon amended the **Motion** to approve the Minutes as corrected. Dick Merschdorf agreed as second. There was no further discussion. The vote was unanimous and the **Motion** carried.

**OLD BUSINESS:**

**1. Discuss and approve/disapprove establishing regular Open Board meetings on an interval of once per month (12 meetings per year). To take effect as of ?:** Bob Sorcic explained the proposal to hold just one Open Board meeting per month. There was a discussion by Board members and members from the floor. Bonna Strange submitted a list, to the Board members, of action items from all the Minutes of all the Open Board meetings in 2010. Bonna is in favor of keeping two Open Board meetings per month. Bob Sorcic read a comment from Lee Olsen who is in favor of two meetings per month except for the summer months when one meeting would be held per month. After discussion, Bob Sorcic said that he sees the need for exchange of information at the Open Board meetings during the winter months. He suggests that there be one Town Hall meeting held per month over the summer. Bonna Strange made a **Motion** that we continue meeting twice a month on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays from October through April, and one (1) meeting per month from May through September. Chuck Greco seconded the **Motion**. There was no further discussion. The vote was unanimous and the **Motion** carried.

**2. Discuss and approve/disapprove establishing the day of the month to conduct the regular Open Board meetings (2<sup>nd</sup> Wednesday of the month):** There was no discussion due to previous Motion.

## **NEW BUSINESS:**

**1. Introduce portions of Rules & Regulations presented by Documents Committee for possible amendments. Open workshop(s) (all members invited) March 16<sup>th</sup>, 2011. Date when Board will discuss to approve/disapprove to be announced at later date:** Bonna Strange referred to the copies of the 'Proposed Changes to the Rules & Regulations' that were made available to the members. She explained the 5 types of changes: 1) To correct spelling and grammar, 2) For clarification, 3) To put the Rules and Regulations in alignment and compliance with current Federal, State and Local laws, statutes and ordinances, and/or other FGMHA documents, 4) Policy changes, and 5) Number changes and re-formatting for better readability. The Workshop on Wednesday, March 16<sup>th</sup> will focus mainly on the Policy Changes.

**2. Discuss and approve/disapprove Rules & Regulations governing issuance of proximity access cards:** Bob Sorcic read the proposed rules regarding the issuance of the new proximity access cards. The Property Security Committee is in the process of the initial issuing of the new proximity access cards. The cards will be issued one to each resident owner in the household. It was not the intent to let members buy an extra card just in case they loose one. Members need to show ID when purchasing the new access cards. The switch to the new card readers will happen when the majority of the members have their new access cards.

**3. Discuss and approve/disapprove appointing the President of the Board of Directors as the liaison to the Property Security Committee:** Bob Sorcic stated that the duties of the Property Security Committee are making a significant impact on the office routine. The liaison to the Property Security Committee should be the President, rather than the Building and Operations Director. Chuck Greco made a **Motion** that the President be the liaison to the Property Security Committee. Bonna Strange seconded the **Motion**. There was no discussion. The vote was unanimous and the **Motion** carried. Bob Sorcic said that instructions will be given to the Documents Committee to make the change to the O & O Manual.

## **DIRECTOR COMMENTS:**

**Vice President:** Chuck Greco asked that members give any notice of death to the office. He will verify the information before making the announcement.

Chuck asked all persons in charge of any activity to attend the Activity meeting on Monday, March 21<sup>st</sup> at 10 am.

**Secretary:** Bonna Strange reported on complaints about members not picking up after their pets, even in their own yard, and barking dogs. She highlighted 3 things that are in the Town of Florence Code regarding pets. She said that members should call the Florence Police Department with their complaints about neighborhood pet owners.

**Treasurer:** Loretta Shannon stated that there will be an End-of-the-Month Statement available at the next meeting. She has attended the Finance Committee meeting. They are discussing the Reserve Study. Marlene Johnson and Fred Payne are the new co-chairpersons of the Finance Committee. Budget Request forms for the 2012 Budget are available at the office.

**Maintenance Director:** Leon Riesberg was absent.

Bev Oveson gave a report from the committee doing improvements to the Front Entrance. They have scrapped off the old loose paint and are prepared to re-paint the walls. They have found issues with the door, roof, and electrical wiring in the island structure. And, one flood light is gone. These repairs should be paid out of the Repairs and Maintenance Budget. The electrical repair needs to be done by a licensed contractor. They are getting estimates on the landscaping to be done for next year's budget. The sign repairs and painting, done by the prison metal shop, will take 30 to 35 days. They have received over \$1,000.00 in donations. Donations are still being accepted. They will ask the BOC to look for sources of good lighting. The waterfall is dismantled and will be filled with decorative rock and artwork. There was a discussion about the offer of an 8' saguaro that will cost \$495 to move and replant, and was not part of the original plan. The Board will prepare a Work Order for Leon Riesberg to find a licensed contractor to do the electrical repair work to be paid out of the Repairs and Maintenance Budget. Bonna Strange made a Motion that any money needed for maintenance or repair that normally would need to be done and is not actual enhancement, be paid for out of an appropriate budget area by the association. Bob Sorcic said that there is a sufficient amount in the Maintenance and Repair Budget to accommodate the repairs, and no Motion was necessary. There was further discussion to inform members on the committee's progress in authorizations to proceed and member approval. The planned improvements will not all be completed this season. Work will continue next winter.

**Architecture and Building Director:** Lee Olsen was absent. Bob Sorcic read Lee's Report. There are 8 Architectural Permits in progress. The Architecture Committee has approved 2 new home permits on N. Indiana. The BOC will make a presentation at the March 23<sup>rd</sup> Open Board meeting regarding solar pool heating and recommended funding. The BOC will also submit a Maintenance Shop proposal and cost analysis, and a cost analysis for sound deadening of the Board room.

**Public Relations Director:** Dick Merschorf mentioned that there are still issues with under-age residents. He also realizes that the snowbirds will need to pull out their RV's and get ready to go.

**President** Bob Sorcic stated that there will be a Closed Session to discuss under-age issues, Board training, a response to a private letter, and an update on the lawsuits.

## MEMBER COMMENTS

Vince Buckham stated that the \$25.00 replacement fee for the access cards is unjust and unfair. Members will be punished for misplacing their access card.

Stan Hergott stated that Security will direct traffic around the painting project at the Front Entrance.

Shirley Hadley asked how to get an item put on the Agenda. Bob Sorcic said that she should submit a note with a contact number for him to the office. Bev Oveson said that she got wrong information from the office staff about the Agenda and an Activity request.

Marilyn Bland asked why the Front Entrance Improvement committee is buying such expensive cacti. In regards to the \$25.00 access card replacement fee, she said that a replacement debit card only costs \$5.00.

Robert Hodgson warned members about a solar heating company that wrongly used his name as a reference. There was a discussion about solicitors and scammers. Robert suggested a 'Comment Form' for members to comment on their experiences with a contractor or a service company. Bob Sorcic said that the association will not keep track of Comment Forms.

Ron Byars related comments from his visitors about the cleanliness of our pools and showers. We are very lucky to have the maintenance staff that we do.

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

Respectfully submitted by  
June Lewis, Recording Secretary