

MT. ROYAL AIR PARK POA MEETING

(Fourth Quarter)

December 14, 2017

MT ROYAL AIR PARK POA MEETING (forth quarter)

The 4th quarter Royal Air Park POA Board was called to order at 6:05pm at the home of Dave Zawistowski President.

Board Members Present:

Dave Zawistowski

Tom Casek

Flint Brady

John Drago

Members Absent:

Bo Brewer

John Brewer

Ann Seehafer

Also present were Tim Wing and Roger Taillefer members of the Architectural Review Committee as well as Susan Drago representing the Budget Committee.

Minutes:

All members present acknowledged receipt of previous minutes. A motion to approve the minutes was made by Dave Zawistowski with a second from Tom Casek which resulted in a unanimous approval by the Board.

A financial report was delivered by Susan Drago in the absence of Bo Brewer, Treasurer. She advised that a budget committee meeting had been held. She advised that the Treasurer was out of town and advised her that the proposed budget would be completed and be ready by Monday the 18th of December. When questioned on any need to increase the dues for 2018 Susan advised the Association funds in the operating account, reserves and money market combined with the expenses/income expected in 2018 no increase was needed. She also advised that with the current level of Association income the POA should be able to pay all bills and fund reserves to repair and maintain the assets of the Association in the next 12 months. A discussion of a leak in the sprinkler system at the gate and damage to the road around the gate being caused by the garbage truck entries as well as construction delivery truck damage was discussed. It was decided that Dave Zawistowski would approach Joe Miller, of the Common Properties and Joe Miller would approach Dave Bailey President of the Estates Association about moving the Gate Asset into Common Property Ownership.

Committee Reports:

The Friends of Mt Royal Pavilion Committee reported they had worked 4 days using 2 tractors and a small bobcat crane to remove the fallen trees and storm debris off lots 22, 23, 24 and 21. Due to the extensive tree removal and costs of fuel, equipment rental, manpower and haul off it was determined the value of the Pavilion Friends work was \$2,500 for lots 22, 23, and 24 and the same amount for 21 as several large trees were involved on both lots. All members of the Board agreed that a bill could be submitted to the treasurer of lots 22, 23 and 24 as the owner has advised John Drago Sec that he has had a divorce and the property is 50/50 owned by himself and his ex-wife and we can do whatever we want as he will no longer maintain the lots. At this point a discussion broke out and members were reminded that in the last Board meeting it was voted that the property collections be handed over to Attorney Tankel to collect recent costs of maintenance, previous back dues etc. The lot owner has been advised of the action the board plans to take.

It was determined that the work performed on lot 21 was not billable to the Association.

The Architectural Review Committee report was given by Tim Wing who advised all was going well with the exception of one home currently under construction that had painted the exterior a color that was not the color presented to the committee at the time of approval. Tim reported that both the builder and the homeowner had been questioned on the discrepancy and a response was pending. He said while this color violation was not a big deal a noncompliance on the color is no less important than for example a building violation of a metal building. The Board agreed and Tim will follow up and report.

The Dock Committee report was given by Dave Zawistowski who reported that a section of the floating dock was tied up at David Baileys dock until it was safe to return to the east community dock. Dave reported that the dock builders were so busy with the damage from Hurricane Irma that it may take a while to get the work needed on the east dock or even a bid for that matter. Friends of the Pavilion advised they would take the repairs on and call on us to help in the work effort in the coming weeks as we had time to do the task.

An Election Committee of Tom Cacek, Susan Drago and Irene Ank were appointed to search out candidates to fill the 3 positions coming up at the annual meeting in March 2018. As Bo Brewer has a group list of Association Member emails it is to be requested that Bo send out an email to stimulate any interest in the membership to serve on the Board. The Election Committee will bring a viable slate of candidates to the March 2018 Board meeting.

The Board determined the Annual Membership Meeting would be held on March 24, 2018 at a place to be determined.

Old Business:

Tim Wing reported that the pavilion is coming along with the help of some of the homeowners doing the work and living off the donations of the membership so far collected. The Common Properties has agreed to waive the connection fee for the pavilion and since the water usage is expected to be minimal only bill for water used at the metered rate without the quarterly assessment.

A motion to adjourn the meeting was made by Tom Cacek with a 2nd by Flint Brady. The motion was passed and meeting was adjourned at 7:35pm.

John Drago, Secretary