

Cross Keys Condo #1
Board Meeting Minutes
October 13, 2016

Board Members Present: Hillard Cohen, Sharon Nathanson, Carol Kaufmann, Irv Settleman, Neile Eisner, Gail Mandell, and Marjorie Goodman. Sara Arthur, Condo1 Attorney and Mike Grier, Village Management. Not present: Marge Ford and Valerie Wilson. Other residents attending: Richard Emory and Sidney Levy. Hillard Cohen called the meeting to order.

Treasurer's Report

Hillard gave the Treasurer's report. As of August 2016, there was \$340,133 in the Replacement Reserve Account. The Operating Account is on budget. During this year approximately \$61,960 was spent from the Reserve Account for physical improvements including swales behind Palmer, Hamlet Hill and Olmsted were renovated (\$17,000); smoke and carbon monoxide detectors were installed in all storage areas (\$4,300); and stone and masonry repairs were also completed on two courts (\$4,500). The remainder of the expenses were for painting and refurbishing many fences, gates and exterior wall, soffits and parts of roofs. Expenses also include the cost of the Reserve Study. The Association just received an invoice for the removal of four trees (\$10,000) which will also come out of Reserves. In the Operating Account legal expenses were up due to threatened litigation, abusive emails and violations. Also, the attorney has helped the legal committee come up with a strategy for enforcement of Association Rules. This is in response to owners' complaints from last year that the Board does not enforce its rules. One Board Member expressed concern about the attorney regularly attending board meetings. It was explained that this is due to the necessity of discussing a legal matter with the Board.

Old Business

A Board Member asked about the status of the bids for the landscaping contract. The Board was not aware of what actions had been taken. Hillard will follow-up with Valerie Wilson, Chair of the Landscaping Committee for a status.

The Condo 1 Website, www.crosskeyscondo1.com is up and running. Residents are urged to sign-up to receive notices and information regarding Condo 1. This will be a more efficient and cost effective way to deliver information to residents. Both Neile Eisner and staff from Village Management will be trained on how to put up information on the website. Board members were asked to encourage residents and owners to sign-up.

Management Report

Mike gave the Management Report. There are two units in arrears but both are being addressed. The Capital Reserve study is almost complete. After initial review, additional modifications were requested and are now being completed by the contractor.

The Board then voted unanimously to go into closed session to meet with its attorney regarding a legal issue arising out of an action taken by the 2008 Board. The Board Meeting of the Cross Keys Condo 1 Association was adjourned.

Sharon Nathanson, Secretary