

WESTWOOD VILLAGE BOARD OF DIRECTORS MINUTES

SEPTEMBER 3, 2014

Attendance:

Gene Sladinski, Cheryl Baker, Janie Blessing, Joyce Baylor, and Judy Hailey
Eleven homeowners present

Call to Order:

The President called the meeting to order at 6:30 PM

Reading of the Minutes: Joyce read the minutes of the last meeting, May 7, 2014 and some information; and briefly covered the "Special Meeting", July 24, 2014 in reference to the bids on the Tennis Courts. At that meeting "Willies Paving" was chosen as they had the lower bid with comparable services to the other bids. At this meeting it was decided to attempt to attain a loan. The Board discussed a "Special Assessment" of \$100 per resident which would alleviate the Board of Directors incurring debt and risking the loss of facilities. The members tabled this discussion until loan information could be resolved.

Old Business:

Discussion of the Tennis Courts led to the suggestion that a special assessment should be the reasonable solution. Loans were researched at Santander, M&T, Susquehanna, PSECU, Members first and were denied or discussed but interest rate and liability of Condos seemed not feasible. This was voted on by the Board of Directors for a choice to do a Special Assessment. Three "ayes" and 2 "nays", motion made by: Cheryl Baker to do a special assessment and seconded by: Janie Blessing. The special assessment will be \$100 per unit due by March 31, 2015. The letter will be sent to each homeowner by 9/30/2014. Cheryl Baker, the bookkeeper, will take charge of collections, receipts and deposits of funds in preparation of renovation projected for the Summer of 2015.

New Business:

Two Board members released at the request of the president, Gene Sladinski. The members released were Joyce Baylor-Secretary and Judy Hailey-Member at large for insubordination and conflict of interest. The insubordination was a result of continuous harassment via email in reference to Board of Directors after the President asked for Board business to be discussed at meetings only and not over the internet. The President felt there is a Conflict of Interest when Board members serve on both Board of Directors and Council. Judy Hailey and Joyce Baylor were relieved of their duties on the Board of Directors.

The removal of the two members left the Board of Directors with two positions to be filled. Bonnie Keys volunteered to assume the duties of Secretary. The position of Member at Large will be filled at the next scheduled meeting.

Webmaster Ted Tupper asked if sending emails about website information to the Board of Directors was now unacceptable. The President determined this would not be in contradiction to his request of elimination of Board business via emails and was approved.

Several homeowners were outraged about the renovation of the Tennis courts stating this amenity was not being used and should be eliminated or changed to another type of facility. This had been addressed by the Board of Directors and our Attorney who informed us that the Tennis Courts were designated as an amenity in our original documents and as such need to be maintained. Our Attorney had informed us in order to amend the original documents and eliminate or change the Tennis Courts would be a very costly venture. The decision was made at an earlier meeting that the Tennis Courts would be renovated.

A discussion of the pool rules was planned for discussion at this meeting but was quickly tabled. Resident Kevin Walsh was irate spewing derogative profanities directed at the Board of Directors and the pool manager, Janie Blessing. Kevin was asked to leave the meeting as his behavior was completely out of control. He refused.

The Board of Directors concluded by presenting the proposed budget for 2015. A motion was made by Cheryl Baker to approve the proposed budget, seconded by Bonnie Keys. The meeting was promptly adjourned.

Adjournment:

Meeting adjourned at 7:03 p.m. Next Board meeting will be held on Wednesday, 11/5/2014