

Ransom Oaks Community Corporation Meeting Minutes

November 12, 2019

A regular session of ROCC meeting was held on November 12, 2019, at the Greenwood Meeting Room.

Directors and Staff (P=Present; A=Absent; L=Late; E=Early Departure)

Andre Lam	E	Bill Klein	P	ROC MGMT Team	P
Jenifer Rehac	P	Tammy Davis	P	Terry Collins	A
Patti Hill	P	Andrzej Ogiba	P		
Chris Bogdan	P	Jennifer Stewart	P		

Board President, Andre Lam, called the meeting to order at 6:40 pm.

General meeting notes

5 residents were in attendance.

Finances

There is a balance of \$269,385 in the account.

Facilities report presented

RO and EW bathrooms and pump rooms have been winterized.

Drainage work and sidewalk construction at RO is pending and will hopefully be completed this fall depending on weather, if not, postponed until the spring.

Concrete pad at EW to be completed in the spring.

GW baby pool leak to be addressed in the spring.

Flush mount electrical boxes to be installed at GW this fall, weather permitting.

Resident concerns

3 residents requested update on drainage situation at Pinehurst. Concerns expressed regarding impact on sump pumps and potential for basement flooding. These same drainage problems may effect other cul de sacs in the future. Tammy will call lawyer tomorrow to follow up and get back to residents.

Board only session:

Motion by Andre Lam:

To approve minutes of October 2019 meeting

Second: Bill Klein

Motion carried by all.

Motion by Andre Lam:

To vote on electing Logic Ventures as management team of ROCC from January 1, 2020

Second: Patti Hill

The majority of board members voted to accept Logiq Ventures' proposal.

Logiq Ventures will become the new management team of ROCC

Andre Lam stepped down as RO president and board member. His letter of resignation is attached.

Motion by Andrzej Ogiba:

To elect Christopher Bogdan as President of the RO board

Second: Jen Rehac

Motion carried by the majority of board members

Motion by Chris Bogdan:

To accept quote from All Seasons for mulch, materials and delivery

Second: Patti Hill

Motion carried by all

Board agreed that next year, members should walk around neighborhood with John Tirone to prioritize areas of greatest need for mulching.

Motion by Chris Bogdan:

To accept quote from TruGreen for weed and feed around pools, two applications at the beginning and end of season

Second: Patti Hill

Motion carried by all

CB and/or management will run numbers to calculate assessment for Woodgate for 2020.

CB presented outline for RO webpage redesign to be completed by end of December.

Facilities list - Priority projects for 2020

Replace 11 umbrellas at all pools

Replace the sand filter at GW pool

Mold remediation and repair of pump room back wall

New playground at EW

Remove old playground equipment and install new playground at Bramhill

Tree removal (3 trees) at EW

Replace 25 lounge chairs at pools

Repaint one court at GW for dual purpose tennis and Pickleball

Reserve study

Management will request quotes for above projects. Playground committee will request quotes for new playgrounds.

Finance

Loan expires at end of December. JR suggested transferring money to RO account.

Meeting adjourned at 8:35pm.