

Ransom Oaks Community Corporation Meeting Minutes

February 10, 2020

A regular session of ROCC meeting was held on February 10 2020, at the Greenwood Meeting Room.

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

Chris Bogdan	P	Bill Klein	P	Logiq Mgmt Team	P
Jenifer Rehac	P	Jennifer Stewart	P		
Patti Hill	A	Andrzej Ogiba	P		

Acting Board President, Chris Bogdan, called the meeting to order at 6:30 pm.

General meeting notes

2 residents were in attendance.

Finances

The bank assets total \$325,884.23. Assessment collection is on pace with last year with 450 collected thus far. The deadline for assessment submission is February 29.

A \$2425.00 down payment for the reserve study has been submitted. This represents half the cost. Study scheduled for end of June, results available in August.

Facilities report presented

Flush mount electric boxes at Greenwood could present safety hazard as water could short out lights. MJM Electrical recommends decorative boxes to cover. Apparent Electrical has worked with ROCC in the past and will be contacted for their recommendation as well.

Resident concerns

Resident inquired about: status of website being updated, requested copy of updated audit and completed reserve study upon completion, clarification of \$30,000 reduction in insurance, lifeguard budget and the payroll tax amount. Paperwork and information will be provided by Logiq via email. Second resident requested explanation of loan i.e. how it is being used and paid off. Resident expressed interest in possibly joining the board.

Board only session:

Motion by Christopher Bogdan:

To approve minutes of December 2019 meeting

Second: Bill Klein

Motion carried by all.

Motion by Christopher Bogdan:

To vote on bringing \$5000 in liens that had been written off at the end of 2019 back into current status in budget

Second: Andre Ogiba

The majority of board members voted to accept.

Motion by Christopher Bogdan:

To accept second design proposal for Eveningwood Playground

Second: Andre Ogiba

Motion carried by the majority of board members

Discussion regarding drainage issue at Pinehurst. None of the residents involved came to the meeting. CB touched base with Corey from Barclay Damon and clarified that there is a process in which ROCC can work for cooperation from non compliant residents to resolve drainage issues. After proper notification, ROCC could pay their portion in order for resolution to proceed and then place liens on non compliant residents to recoup fees.

Annual meeting will be April 22 at 6:30pm at the Glen Oaks Golf Course

Flyers with pertinent residential rules to be made and distributed at annual meeting (Ashley, Jen Rehac , Jen Stewart)

Facilities list

New playground at EW

Remove old playground equipment and install new playground at Bramhill

Tree removal (3 trees) at EW

Reserve study

Tennis courts at GW to have one pickle ball and one combination tennis/pickle ball

Meeting adjourned at 7:45pm.