

Ransom Oaks Community Corporation Meeting Minutes

March 9, 2020

A regular session of ROCC meeting was held on March 9, 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

9 residents were in attendance.

Finances

There is a balance of \$487,601.54 in the account. Assessment collection is still on pace with last year, the first late notices are being processed and will go out in a week. The 10% increase in late fees will collect approximately \$40.00/month from residents paying past February 29, 2020.

Facilities report presented

GW tennis court is being repainted to offer one tennis court and then a dual tennis/pickleball court. Vendors are being lined up for summer projects and maintenance. The Eveningwood playground deposit was processed and project will begin as soon as weather permits. This will include 3 trees being removed and a change in the retaining wall to help accommodate landscaping needs. Playground vendor is assessing Bramhill playground and providing quotes to replace equipment there.

Pools are scheduled to be opened by vendor on May 6. Lifeguard applications will be reviewed and interviews will take place in March.

Recreation calendar is well underway and tennis instructor procured. Swim lessons being planned and water aerobics being considered. Advertisement of features will go out with March mailing. Annual meeting will take place on April 22 at Glen Oaks golf course at 6:30 pm. The next regular Board meeting is May 11. We still need to find 3 BoD members so please consider volunteering your time to help our community. Please email cbogdan@ransomoaks.com.

Resident concerns

Resident inquired about: status of website being updated, and if financials will be made available on the website. Resident is looking to spearhead a petition to send in to TOA regarding deterioration of Smith Road. Could we consider requesting sidewalks be provided when TOA repaves?

Two local realtors discussed advertising possibilities on our website since the newsletter will be quarterly rather than monthly.

Residents present to discuss Pinehurst flooding. CB provided feedback from lawyer. All agree that we need to avoid neighbor to neighbor conflict. ROCC can issue an Enforcement Request Letter to residents that are non compliant once quotes are submitted and request for payments are ignored. ROCC would further be able to pay the fees in lieu of compliance and render late fees/liens where necessary. CB will contact Corey to obtain bullet list of points needed for resident to write letter to neighbors as an original request to get things rolling.

End of public session 7:10pm

Board only session:

Motion by Christopher Bogdan:

To approve minutes of February 2020 meeting

Second: Bill Klein

Motion carried by all.

Motion by Christopher Bogdan:

To vote on tabling resurfacing of pools in order to replace Bramhill playground this year in conjunction with Eveningwood playground. This saves money on the playground equipment and installation.

Second: Jen Stewart

Vote is unanimous

CB will meet with Logiq regarding website. Logiq is currently looking into estimates for floors of facilities to be waxed, the fixing of RO crumbling cement under Tiki hut. Logiq reports they will use \$550 for food and beverage for annual meeting at golf club. The additional cost to add an advertisers page to an existing mailer to go out with the newsletter is only \$80.

BoD has Chris Kausner, Brian Carpenter, and Michelle Winters as potential candidates to vote upon for open seats.

Andre'Ogiba is looking into and providing DOH info for facilities regarding COVID-19.

Meeting adjourned at 8:10pm.