

# Ransom Oaks Community Corporation Meeting Minutes

May 18, 2020

A regular session of ROCC meeting was held on May 18, 2020 by video conference.

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

Chris Bogdan	P	Bill Klein	P	Logiq Ventures Mgmt	P
Jenifer Rehac	P	Brian Carpenter	P	Chris Kausner	P
Patti Hill	P	Andrzej Ogiba	P		
Michelle Winters	P	Jennifer Stewart	P		

Board President, Chris Bogdan, called the meeting to order at 6:35 pm.

### **Motion** by Brian Carpenter:

To approve minutes of April, 2020 meeting with corrections: Add Jen Rehac as Audit Chair, remove Michelle Winters from Architectural Committee

Second: Chris Bogdan

Motion carried by all.

### **Finances**

There is a balance of \$420,479.81 in the account.

So far, as of May 15, 40 residents have not yet paid association fees, on par with previous years.

\$16,127 is outstanding for HOA dues. A few residents have committed to make a payment or made partial payments. Third late notices were sent on May 6. Management will draft a letter to request that residents reach out to management to make payment arrangements and AK will run letter by attorney. This letter will outline terms for a grace period (date to be decided). No additional late fees, but one late fee will remain to cover collection efforts. Board will vote on policy by email. Management will continue to send invoices every month.

NYSIF Audit: required documentation and reports have been submitted

### **Facilities report**

EW pavilion painted.

RO pool area power washed. All pool furniture cleaned. Old tables and chairs removed. New tables and umbrellas ordered. Games will be removed due to Covid-19 situation and chairs positioned in groups 6 feet apart.

Seven gallons of hand sanitizer purchased and refillable bottles will be available for outdoor use at tennis courts and pools. Dispensers for indoor use will be provided at bathrooms.

Kohler Awning unable to provide date.

Phase 1 now begins May 19 and Franks can begin work – Management will call tomorrow to schedule.

Playground work at EW and Bramhill can now begin in Phase 1 – Management will call to schedule.

Repaint of tennis court at GW probably won't happen before June or July.

## **Pools**

Beauty Pools are planning to start preparing the pools starting Thursday (take off covers, get water circulating, etc.). Once chemicals in pool are balanced, lifeguard training can begin – will take 1-2 days. Pools will then be ready to open to residents as soon as directed by NYS/County. No direct guidelines yet from New York State or County as to when pools can open. Possibly mid June.

When pools do open, precautions will be in place:

- social distancing with ground marked with blue tape around chairs and lifeguards
- family groups only
- cleaning solution available for residents to clean down lounge chairs after use
- at least 2 lifeguards on duty at all times
- bathrooms cleaned every hour
- planning for 50% capacity – 2 hour time limit if capacity reached
- No swimming lessons

Management will send out an email blast on Friday with information about the pools. Also, a mailing with pool information together with the summer calendar and new pool rules to be sent out by the end of the week. CB and AK will make sure that the newsletter is available on the website and Facebook.

**Motion** by Jenifer Rehac:

To deny guest use of the pool for this summer season.

Second: Michelle Winters

Motion carried by all.

## **Architectural updates**

Mostly positive responses to interventions. Complaints are being handled as they come up.

## **Real Estate**

Following a cost analysis for the purchase and development/rental of property on Transit Road, the return on the proposed investment appears to be negative.

**Motion** by Bill Klein:

To table the proposal to purchase the property and decline the landowner's offer for now.

Second: Chris Bogdan

Motion carried by all.

## **Recreation**

No craft activities will be offered at the present time.

Ice cream socials to be scaled back – possibly offer with social distancing/pre-packaged ice creams.

Bike parade planned for June 27 with social distancing and pre-packaged snacks.

Live music scheduled at pools starting July/August with social distancing guidelines.

Everything is subject to postponement or cancellation.

**Reserve Study**

Paperwork submitted. Ready to go when feasible.

**Website and Email**

To be completed within the next two weeks. CB will contact board members when new email server (Microsoft) is available.

**Sidewalk Concrete**

Estimate for leveling complete. Some residences need new concrete also. Estimates should be available within a week.

**Advertisers**

Management to reach out to advertisers – flat fee of \$75 per advertisement.

Next meeting June 8, 2020 at 6:30pm (if possible, outdoors, 6 ft. apart)

Meeting adjourned at 7:26pm.