

Ransom Oaks Community Corporation Meeting Minutes

June 8, 2020

A private session of ROCC meeting was held on June 8, 2020 by video conference.

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

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

Board President, Chris Bogdan, called the meeting to order at 6:36 pm.

Motion by Chris Bodgan:

To approve minutes of May, 2020 meeting

Second: Brian Carpenter

Motion carried by all.

Finances

There is a balance of \$400,958.95 in the account.

So far, 27 residents have not yet paid association fees. Management will send out Notice of Lien letters to those residents. In light of the Covid-19 situation and understanding that some residents are experiencing financial hardships at this time, management will work with residents to make financial accommodations as long as residents contact the facilities manager by phone or email by June 30th.

Board meeting schedule

Management proposed moving board meetings to the second Monday of the month. There will be no board meeting in July. In August, management will send out a proposed schedule of meetings for the remainder of the year. Once the schedule is approved, residents will be notified of the dates in the newsletter and on the website.

Facilities report

- Pools are being prepared. The RO pump died and will be replaced within the next few days. Electrical issues at the EW pump room will be resolved shortly. GW pool is in good shape.
- Pools can be opened to residents at phase 4, hopefully by July 1st or earlier if state/health department allow.
- Kohler Awning to install in June.
- Pool umbrellas to be delivered soon, tables should be shipped June 25th.
- Frank's to complete drainage work soon.
- RO pool pavilion leveled and will be caulked later this month.

- New mailbox ordered to replace broken mailbox on Ransom Oaks Drive. Should ship Tuesday or Wednesday. Management will request quote for concrete work for installation of mailbox.
- Pool deck boxes set up at GW to cover electrical boxes.
- patching of concrete on pool decks underway.
- Lifeguard NYS plan complete, signs and supplies ready to go. Training and skills drills will take place at GW this week. JS will post message on Facebook to inform residents of this.

Playgrounds

Eveningwood and Bramhill playgrounds to be installed week of June 22nd.

Architectural Updates

The majority of violations have been remedied.

Boat is still in driveway at 29 Bramhill. They have until 6/11/20 before steps may be taken for removal. BC will visit residents to discuss. Management will talk to attorney to clarify procedures.

Reserve Study

Still on hold.

Website and Email

AK and CB to discuss website. Microsoft Outlook email up and running.

Sidewalk Concrete

Management in the process of sending estimates and collecting payments.

Recreation

Summer recreation calendar complete – will be edited as Covid-19 situation unfolds.

Email Communications

Management recommended email to residents every other week on Fridays. All in agreement. Management requested that board send updates to facilities manager for inclusion in email as they have topics to be communicated.

Next meeting August 10 or 17th, 2020 at 6:30pm (if possible, outdoors at GW for public meeting with social distancing, indoors for private session).

Motion by Chris Bogdan:

To adjourn meeting at 7:15pm

Second Brian Carpenter

Motion carried by all