

Ransom Oaks Community Corporation Meeting Minutes

August 12, 2019

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

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

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

Board President, Andre Lam, called the meeting to order at 6:30 pm.

General meeting notes

5 residents were in attendance.

Playground presentation by American Eagle (AE)

AE will build a playground (Greenwood) for age range toddler to young teenagers including a separate toddler area and two park benches. AE will remove everything except swing beams (including mulch). Swing will be replaced. AE will utilize existing border, but open tie to blacktop pathway for accessibility. The playground will be accessible for children with disabilities. Non-functional light will be removed. Surface will be industrial grade fabric paper covered with 6 inches of playground grade wood mulch. AE can start and complete work during week beginning September 16. AE could, if requested, complete a second playground (RO) during the same week. There would be a 20 year warranty on equipment and a 5 year warranty on hardware. Maintenance that would be required by management: level mulch under swings and slide, check and tighten bolts.

Management reported that drainage work will be completed at RO after Labor Day. Three trees need to be removed at RO playground area. AL reported that John Tirone has offered to remove wooden beams from RO playground. A new plastic surround is required for this playground with one side open for accessibility. Ashley (resident on playground committee) asked if AE could provide quotes, (a) for plastic surround and "refresh" of RO playground, (b) complete new RO playground. JR will contact AE to make that request. JR will also request quote from AE for rubber matting under swing.

Recreation

New basketball nets are being utilized successfully at Bramhill. JS suggested painting games on the asphalt at Bramhill. With volunteer support, cost would be minimal (less than \$1000). Shark night will take place at Greenwood pool for adults only. Jaws will be shown. Swim team very successful this year with many positive responses.

Finances

\$72,438 is available in a CD at Citizens bank. AL suggested this be rolled over to Bank of Buffalo (better interest rate).

A loan of \$175,000 was taken out with a \$25,000 line of credit. This money has been used for such things as repairs of pools, improved electrical in pool areas, and conversion of pools from chemical to salt water, the latter resulting in a savings of \$10,000 per year.

\$38,000 is still available and could be used for playground updates and/or resurfacing of RO pool next spring.

Facilities report presented by MW:

Basketball hoops have been installed at both pools. Changing hard balls to soft balls has resulted in significant reduction of complaints.

Greenwood clubhouse experienced minor wall damage following a party. Black mold is evident behind baseboard on north wall, most likely caused by a number of leaks from the pump room. A painter consult recommended drywall be cut out and baseboard replaced, or, application of an anti-fungal application before painting. AO suggests that pool room wall be made waterproof before clubhouse walls are painted to avoid further water damage.

Some lifeguards have left to return to college and one extra lifeguard has been hired. Open pool hours at RO and EW will be reduced at the end of the summer.

Resident comment:

Concern regarding roofing issues at Forest Edge. AL indicated that she needs to address this issue with the FE board (AL is a member). He invited her to contact him by email.

Board only session:

Management reported that security cameras are working well and have been utilized to address issues at pools as well as theft of a bicycle. There is a 3-week capacity for storing data. Some difficulties remain with system communication with wi-fi. This may be a Spectrum issue.

Address is incorrect at Greenwood. This needs to be rectified with Amherst Town.

Future projects:

- Mailboxes will continue to be replaced, two per year

- EW pool has some pitting and surface damage – may need work in the near future

- Many green lounge chairs will need replacing.

- Electrical work at GW (flush lighting) will be completed this September

- Frank's to concrete sidewalk at RO and near back gate at EW after pools close

- Sail shades for pool and playground to be discussed at later date

- Repair of RO kiddy pool (will cost between \$5-10,000)

Motion by Andre Lam:

To approve minutes of June 2019 meeting

Second: Bill Klein

Motion carried by all.

Motion by Andre Lam:

To accept bid from American Eagle for new playground at Greenwood. Their bid is significantly lower than other quotes and more substantial.

Second: Jenifer Rehac

Motion carried by all.

Board will vote on RO playground by email once bid is received.
BK suggested asking AE if a payment plan is available. JR will inquire.
Bramhill climbing rope has disappeared. JR will ask AE for quote on replacement of a rope that is more theft resistant.

Motion by Andre Lam:
To roll over CD from Citizen's Bank to Bank of Buffalo.
Second: Bill Klein
Motion carried by all.

Motion by Andre Lam:
To accept quote from Mike McCoy of \$1350 for removal of three trees at RO as well as stump grinding.
Second: Bill Klein
Motion carried by all.

Motion by Andre Lam:
To accept a bid by John Tirone to continue mowing at the current rate, 3 year contract.
Second: Bill Klein
Motion carried by all.

A vote on work required for GW clubhouse was tabled until next month. Members viewed and voted on wall/baseboard colors.

Motion by Andre Lam:
To discontinue monthly newsletter at the end of the current year. The annual cost of the newsletter is \$20,000. Going paperless is best for the environment. Continue newsletter in 2020 on a quarterly or as-needed basis only.
Second: Bill Klein
Motion carried by all.

The importance of updating the website was discussed. A quote of \$8,700 was received from Marc Kadish for redesigning the website. Further discussion with take place next month.

Motion by Tammy Davis:
Add a \$5,000 budget item to 2020 for architectural compliance. This money would be used for such items as mowing of lawns, removal of debris from properties after all other interventions have failed (ie. Letters, visits to the house, etc).
Second: Andre Lam
Motion carried by all

Motion by : Andre Lam:
Send letters to residents who have cars on their driveways that do not have plates. AL suggested that Ron Shubert be consulted on this issue before action is taken.
Second: Bill Klein
Motion carried by all

Meeting adjourned at 9:30pm.