

# Ransom Oaks Community Corporation Meeting Minutes

August 10, 2020

A regular session of ROCC meeting was held on August 10, 2020 at Greenwood clubhouse.

## 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	A		
Michelle Winters	P	Jennifer Stewart	P		

Chris Bodgan present by video conference. Jennifer Stewart present by phone.

**Motion:** by Jenifer Rehac to open meeting at 6:38 pm.

Second: Brian Carpenter

Motion carried by all.

Yolanda Minichello was present for the open session. She is a candidate for the open board seat. Patti Hill will resign her seat effective September 3<sup>rd</sup>.

## Finances

There is a balance of \$350,567 in the checking account.

So far, 9 residents have not yet paid association fees and did not respond to a letter offering financial accommodations in light of the COVID-19 situation.

Bank of Buffalo CD is due for renewal on August 27<sup>th</sup>. PH is signer – she will call to add CB and JR as signers and remove other names.

## Facilities report

- new playgrounds have been installed – waiting on one slide at EW
- drainage at RO was completed – landscaping completed this week
- pool pump and hot water tank were replaced at RO
- reserve study was completed – results in 4-6 weeks.
- resident sidewalk concrete project has begun – 30 total participants. To be completed by end of August
- new pool safety equipment was purchased including rescue tubes, backboards, safety rings, first aid kits, updated pads for AED
- a longer vacuum hose was purchased
- vacuum equipment was repaired
- EW gate lock was jamming – has been repaired
- Internet and phone inconsistent at RO – Spectrum has fixed
- new mailbox on RO and concrete pad installed

- Kohler awning installed
- EW: ramp installed by pavilion gate
- DOH inspection took place. As a result, added a sign, extra round safety ring, fixed flow meter and added some AED paperwork to safety plan.

## **Recreation**

Movie nights, crafts and live music events have been successful.

Future events: Friday August 14<sup>th</sup>: Jaws 2 at RO

August 18<sup>th</sup> at GW: Swim meet fundraiser for Carly's Crossing

Friday August 21<sup>st</sup>: live music and food truck

Dates to be determined: Fall themed craft event, paint night, school in community center, Santa event.

## **Board Meeting Calendar**

Annual meeting is scheduled for September 2<sup>nd</sup> at Glen Oak Golf Course beginning 6:30pm. There will be space for 50 people on the patio with an overflow space upstairs for another 50 people. The meeting will be projected on a screen upstairs. A Zoom meeting link can be sent out to the whole community. Questions can be emailed in advance.

Future board meeting dates for 2020: October 19, November 16, December 14.

CB suggested that future meetings should be available on Zoom to facilitate open sessions.

## **Private Session**

**Motion** by Jen Rehac:

To approve minutes of June, 2020 meeting

Second: Chris Kausner

Motion carried by all.

**Motion** by Chris Bodgan

To file liens for the 9 residents who have not responded to offer of financial accommodations. A deadline date will be included in the letter to offer one last chance to respond.

Second: Brian Carpenter

Motion carried by all.

## **Annual Meeting Agenda**

BC will prepare plan for storage sheds (garbage cans) to be made available at meeting.

Committees to prepare poster boards and/or photographs for slide show.

CB will present a brief summary of projects and improvements to ROCC.

## **Project List**

- Electrical issues at GW need to be fixed. Management has requested quotes. Pools will have to close for a day or two while work is being done. Bubble covers need to be installed on outside outlets.
- Breakers at EW tripping – management will investigate
- Sand is coming into pool at RO. May be a broken propeller which is pushing sand into pool.
- Calcification on pool surface may be remedied by simple brushing.
- Management starting quote process for resurfacing RO pool.
- EW fence has to be reconfigured

## **Pools**

Proposal to keep pools open through September 27<sup>th</sup> was discussed. Continue lap swimming at GW on weekdays and allow 3 extra weekends for family swim. Management will check to make sure that lifeguards can work the extra hours and announce a schedule accordingly. Management will check with Beauty Pools to make sure that they can close pools on schedule.

Clarence Swim Club would like to continue using GW pool, 7-10am Saturday mornings and 4-7pm weekdays. They will cover additional expenses.

**Motion:** by Jen Rehac

To keep pools open through September 27<sup>th</sup> with a schedule to be determined by Management.

Management will inform community re. budgeting costs.

Second: Bill Klein

Motion carried by all.

## **Architectural Updates**

BC is working on developing a plan for allowing garbage can storage.

Proposed architectural resolutions attached.

## **Website**

AK will contact CB to finalize.

**Motion** by Michelle Winters:

To adjourn meeting at 8:15pm

Second Brian Carpenter

Motion carried by all