

Fountain Park Homeowners Association

Board of Directors Meeting

November 18, 2015

Board Members Present

Jeff Brown, President	Present
Mina Reeder, Vice President	Present
Donna Groman, Secretary	Present
Gene Bowman, Treasurer	Present
Jeff Ursiny, Director at Large	Present

Homeowner Attendees:

See attached sign in sheet.

Property Management:

Suzanne Giedraitis - HOA Management Solutions

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- I. Call to Order:**
Jeff Brown called the meeting to order at 6:38 PM.
- II. Homeowner Forum**
Three homeowners addressed the Board. Topics included painting the park fence, a dead tree in the park and the need for a new lock on the irrigation controller.
- III. Approval of Minutes**
Action: A motion was made, seconded and unanimously passed to approve the minutes from October 2015 meeting with minor corrections. (Ursiny/Groman)
- IV. Treasurer's Report and Approval of Financials**
A verbal report on the October 2015 financials was given by Gene Bowman.
- V. Manager's Report:**
A written report was submitted. A brief verbal summary presented.
- VI. Committee Reports:**
- **Architectural Committee**
Two (2) requests were received for review:

Lot 175, Request to Paint Brick Band on Exterior of House
Action: A motion was made, seconded and unanimously passed to deny this request. (Reeder/Brown)

Lot 125, Request to Install Brick Walkways Alongside Driveway and from Sidewalk to Existing Path Leading to the Front Door
Action: A motion was made, seconded and unanimously passed to approve the request. (Groman/Reeder)

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- **Compliance Committee**

Mina Reeder stated the follow up paint review was done by Donna Groman and the HOA Management Solutions Compliance Inspector. Mina will review the notes before notices are sent out to those still needing to paint.

- **Hospitality Committee**

Two packets were given out to new residents.

- **Landscape Committee**

Gene Bowman reported the new landscape maintenance vendor D & G Landscape Maintenance is doing very good work. They will remove the dead tree in the park and replace it.

- **Splash Committee**

The October 2015 issue of the Splash was published and disseminated. Input for the November 2015 edition should be to be submitted by November 21, 2015.

- **Pool Committee**

The pool committee has not yet purchased the new pool furniture.

- **Security Committee**

Donna Groman reported she reviewed the newly installed pool gate alarm. She advised nearby residents about the new alarm and gave them information on how it works. The alarm is currently set to sound when the gate has been open for more than 15 seconds. Donna requested the Splash provide information about the new alarm to the membership.

The Tennis Court gate lock has not been repaired by F&N. Donna considered not repairing the lock until plans were made about renovating or replacing the courts.

Action: A motion was made, seconded and passed to close the tennis courts due to their condition. (Brown/Bowman) (For: Ursiny/Groman) (Abstain: Reeder)

Note: The repair of the gate lock will be delayed and a padlock will be purchased to secure the gate.

The pool access log provided by F&N continue to have unidentified codes. In speaking to other security vendors, the data processing program used by F&N will have to be obtained in order to transfer information of the access cards to a security new company. Otherwise a new data processing system will have to be purchased and new access cards distributed to the membership. Donna Groman will continue to work on this issue.

- **Website Committee**

Nothing new was reported.

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VII. Unfinished Business:

- **Pool Access Codes**
Note: Discussed during Security Committee Report
- **Tennis Court Gate Lock**
Note: Discussed during Security Committee Report
- **Lighting at Pool**
Jeff Brown stated he reviewed the updated lighting at the pool and was satisfied with the work done by Zimco Electric.
- **Park Fence Painting**
Action: A motion was made, seconded to paint the perimeter park fence Briar by Dunn Edwards. (Brown/Ursiny) (Against: Reeder/Groman) (Abstain: Bowman)
Action: A motion was made, seconded and unanimously passed to approve Cienega Brown as the color for the perimeter park fencing. (Reeder/Groman)
Note: The pool fence has been painted black. Jeff Brown reviewed the work and was satisfied.
- **Pool Door Alarm**
Note: Discussed during Security Committee Report
- **Ballot Approval**
Action: A motion was made, seconded and unanimously passed to approve the Annual Meeting ballot and accompanying documents. (Ursiny/Bowman)
Note: Management was directed to email the Board the final prepared ballot before mailing.

VIII. New Business

- **Steering Committee for Tennis Courts Project**
Joe Zitkus presented information about the survey responses received to date. Thirty-seven homeowners have responded to date. The majority of responses (16) call for the removal off the tennis courts and the installation of a ramada with solar panels.
- **Security Company Bids**
No action at this time.
- **Zimco Bid For Lighting at the Pool**
Action: A motion was made, seconded and unanimously passed to approve the bid by Zimco, in the amount of \$675.00, for the upgrading of the lighting at the Fountain. (Brown/Bowman)

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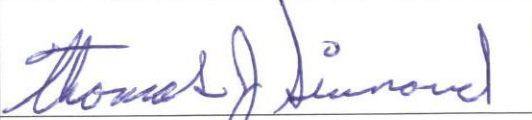
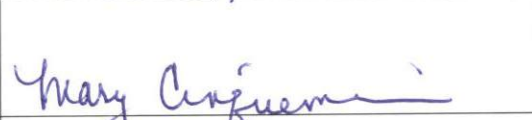


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IX. Next Meeting: December 9, 2015

X. Adjournment: The meeting was adjourned at 7:54 PM.

**Respectfully Submitted,
Suzanne Giedraitis, Community Manager
HOA Management Solutions
11/19/15 Version I**

Fountain Park
RESIDENT SIGN-IN SHEET November 18, 2015

Name	Address	Address the Board Yes/No	Signature
TOM SINNAIRD	9050 E WAVERLY	No	
Sarraige A. Beheshi	9011 E. Linden St.		S. A. Beheshi
Mary Cinguemani	8960 E. Chauncey St		
KAY LAPLANTE	8901 - E LINDEN	YES	
JOE ZITKUS	8961 E. TENECTA	YES	
Diann Brown	1549 N Evelyn Ave	NO	