

Dorsey Village Condominium Association  
Board of Directors Meeting Minutes

**DATE:** 17 February 2016

**PRESENT:** Kevin Adams, Patricia Johnson, Gino Leone, Gary Ruskowski, Valerie Thomas, John Whitfield

**ABSENT:** Beth Wibbels

Meeting was called to order at 6:28pm by Gary Ruskowski, President.

**APPROVAL OF MINUTES:**

John Whitfield made the motion to approve the minutes as edited and Pat Johnson seconded the motion. Motion passed,

**FINANCIALS:**

- Gino Leone distributed the latest financial statements for review by the board. There was discussion about items that needed clarification by some board members.
- Gino Leone will obtain clarification regarding liability insurance coverage for board members.
- Gino Leone will update mailing address for all documentation and billing to be sent c/o Bill Stout Properties.
- The Treasurer's report was accepted as submitted.

**OLD BUSINESS:**

- There was no old business on the agenda.

**NEW BUSINESS:**

- Officer Election. It was noted that Valerie Thomas has sold her unit and will be leaving the Board. Beth Wibbels has expressed an interest to Gary Ruskowski to stay on the Board as a Member At Large. There was discussion that active recruitment for additional Board Members needs to occur this year. The following slate of officers was submitted as follows:

- President: Gary Ruskowski
- Vice-President: Kevin Adams
- Secretary: John Whitfield
- Treasurer: Gino Leone
- Members At Large: Pat Johnson, Beth Wibbels

Pat Johnson made the motion to accept the slate of officers. Valerie Thomas seconded. Motion passed.

- Welcoming new members to community: Gino Leone suggested that there needs to be outreach from the Board to welcome new members to the community. After discussion by the Board, Gino Leone made a motion to send a welcome basket valued between \$30 - \$50 to new residents when they move in. Pat Johnson seconded. Motion passed.

- Farewell to Valerie Thomas: In appreciation for her service on the Board, dedication to the community, and tireless work to improve the appearance of Dorsey Village, the Board will host a meal for Valerie Thomas at Simply Thai (Middletown location) at 6:00pm on 10 March.
- Community Function: There was discussion regarding a community “street party” to be held on 21 May. There was a suggestion to block off a portion of South Dorsey for this event. More discussion and planning is forthcoming.
- Annual Meeting: There was discussion about the need to have the annual meeting earlier in the year in hopes of improving attendance. It was suggested that the meeting be moved to October.
- Future Planning:
  - Projects for 2016 will be discussed in the April meeting.
  - The Board would like to have a “walk through” of the property with Bill Stout in April or May to identify problems and concerns.
  - The May meeting will include a discussion of GM doing an evaluation of the window leakage situation.
  - The next Board meeting is scheduled for 16 March starting at 6:00pm at the Middletown Fire Station.

**ADJOURNMENT:**

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 7:39pm. Pat Johnson seconded the motion.

Minutes respectfully submitted by John Whitfield, Secretary, 20 February 2016.