

# **Dorsey Village Condominium Association Board of Directors Meeting Minutes**

**DATE:** 18 May 2016

**PRESENT:** Gary Ruskowski (President), Kevin Adams (Vice-President), John Whitfield (Secretary), Gino Leone (Treasurer)

**ABSENT:** Patricia Johnson (at-large), Beth Wibbels (at-large)

Meeting was called to order by Gary Ruskowski, President, at 6:07pm.

## **APPROVAL OF MINUTES:**

**ACTION:** Kevin Adams made the motion to approve meeting minutes from 20 April 2016 submitted by John Whitfield, Secretary. Gary Ruskowski seconded. Motion passed unanimously.

Minutes from previous meeting were submitted to Stout Properties and posted on website.

## **TREASURER'S REPORT:**

Gino Leone distributed the most recent financial report for review by the Board. There was discussion about insurance renewal and questions were raised about bank charges. Gino Leone will investigate the matter of bank charges.

**ACTION:** Gary Ruskowski made the motion to approve the Treasurer's Report submitted by Gino Leone, Treasurer. John Whitfield seconded. Motion passed unanimously.

## **OLD BUSINESS:**

### **Community Activity/Cook-Out**

- The Board finalized plans to have a community cook-out on 11 June starting at 3pm. All residents are invited and will receive a notice from Bill Stout's office regarding the event. The Board will provide grilled hotdogs, hamburgers, side dishes, and soft drinks. Residents can BYOB. Cook out will be held behind the garages at the front of the property. Residents will be encouraged to bring their own chair. At the cook out the board will distribute information regarding the By Law change and will attempt to collect signatures and/or proxy.

### **Roof Leaks & Gutter Issues**

- Gino Leone proposed having a representative from GM attend the next Board meeting (15 June 2016) to discuss the issues to be addressed.

### **Landscaping**

- Kevin Adams reported that he is still working with Class A Lawn & Landscaping regarding the Board's proposed revision to the grounds keeping plans for this year.

## **NEW BUSINESS:**

### **Community Newsletter**

- Kevin Adams proposed a periodic newsletter to be sent to all residents to keep them informed about matters relevant to the community. Kevin submitted a proposed draft of the first issue of the newsletter for the Board to review. Board members made minor suggestions to content. The newsletter would be mailed out to all residents via Bill Stout's office.
- **ACTION:** John Whitfield made the motion to approve the newsletter with the changes to content proposed by the Board. Gino Leone seconded. Motion passed unanimously.

### **Junk Day**

- Kevin Adams reported that he attended the most recent City of Blue Ridge Manor council meeting where it was discussed that a "Junk Day" will be instituted in the near future to allow residents to set out large items for junk removal by the city. The Board and residents will be updated as information is made available.

### **ADJOURNMENT:**

With no further business for consideration, John Whitfield made the motion to adjourn the meeting at 7:20pm. Gino Leone seconded the motion.

### **NEXT MEETING:**

15 June 2016 at Middletown Fire Department starting at 6:00pm.

Minutes respectfully submitted by John Whitfield, Secretary, 09 June 2016.