

MINUTES  
BOARD MEETING  
FRUITVILLE PUBLIC LIBRARY  
4-23-09

1. The meeting was called to order by President Joe Ficarola at 6:17 PM
2. Proper meeting notice was provided.
3. In attendance were Joe Ficarola, Josephine Picone, Stuart Edelman, Joe Branconi, Ken Smith and CAM Jim Unger. Also present were Gate Committee members Stacy Johanning, and Nora Branconi. A quorum was present.
- 4. Joseph Ficarola made a motion that the reading of the minutes of the Board Meeting of 4-8-09 be waived and they be accepted as written. Stuart Edelman seconded the motion. Carried unanimously.**
5. Joe Ficarola presented the following background information:

BACKGROUND:

At the board meeting on 2-7-08 the Board voted unanimously to close the entry gates 24/7. To do so required acquiring database information from all of the homeowners and setting up a procedure for homeowners, service personnel, delivery people, and emergency personnel to be able to access the community.

That project was undertaken successfully over the course of a number of months and a comprehensive database was established.

On March 10, 2008 the entry call box was severely damage and required repair work that was not completed by our gate contractor (Gate Doctor) until June 2008. The repair delay was not critical as the call box remained operative even though it was damaged. Following the damage to the call box, there was further damage to a series of entry lights which were run over by a homeowner.

Also, sometime during the evening hours of April 5, 2009 or the early morning hours of April 6, 2009 some unidentified vehicle struck the bracket extension mounted on the steel bollard to the left of the callbox and fled the scene. The bracket was totally ripped off the bollard and was found lying in the entrance ramp. The protective bracket was designed and installed to protect the callbox and served its purpose. If not for the protective bracket, the callbox would have been lying in the entrance ramp incurring considerable damage. The bracket was reattached to the bollard by Joe Ficarola.

Based on the cost to repair the damage to both the call box and the entry lights the Board recognized the importance of monitoring the entry way to the community, using a video monitoring system. That resulted in a proposal from our contractor, the Gate Doctor, for camera monitoring equipment and recording equipment to be installed. The proposal was accepted by the Board at the Board meeting on 9-15-08.

The Gate Doctor was provided with a **verbal** commitment to proceed and started installation in October 2008. The project remains uncompleted as of the present date and has only proceeded, on a bits and pieces basis, due to repeated follow-up by the Association President and Association Manager.

Accordingly:

- A. Joe Ficarola made a motion that we terminate the services of the Gate Doctor, effective immediately, and authorize the Association attorney to terminate the ongoing installation of the entry monitoring system as covered by the Gate Doctor's revised quotation #QO811001; that the Gate Doctor be given 10 days to remove his equipment under the supervision of the Community Manager otherwise it shall be considered abandoned and that the Association shall have no responsibility with regard to the installation, removal or potential damage to said equipment pending the approval and review of the Association attorney. Seconded by Josephine Picone. Carried unanimously.**
- B. Joe Ficarola made a motion that effective immediately we engage the services of Accurate Electronics to maintain the Association gates under Maintenance Contract #041009-PG. He recommended that we enter into a maintenance contract at a cost of \$340 per quarter (Annual cost \$1360.00) which is to cover routine maintenance of our gate operators. Also, we should authorize the additional optional feature, same contract #, for Accurate Electronics to maintain the entry database at a cost of \$366 per year for unlimited database programming. A charge for repair work is \$55 per trip plus \$90 per hour for service. Seconded by Joe Branconi. Carried unanimously.**
- C. Joe Ficarola made a motion that we table action on Accurate Electronics proposal #012909-PG-CCTV (at an approximate system cost of \$15,485) with regard to a new monitoring system until such time as there is an overall improvement in the condition of the status of the national economy which is having an effect on Association revenue. Also, that we postpone closing the gates 24/7 until a suitable monitoring system has been installed. In the meantime, he proposed that the gates continue to open and close on their present schedule. **There was no second of the motion thus there was no action taken and the motion is denied.****
- D. Joe Branconi made a motion that we approve Accurate Electronics proposal #012909-PG-CCTV (approximate cost \$15,485) with regard to a new monitoring system; that it be funded from the reserve account; and if required, based on a reserve analysis by the Association Treasurer, that the cost of the monitoring system be replaced over a two year period in the 2010 and 2011 budget. At such time as the monitoring system is fully operational with a suitable gate entry database, the gates are to be closed 24/7. Seconded by Josephine Picone. 4 members voted yea and Joe Ficarola voted nay. The motion carried based on a majority vote.**

6. Stacy Johanning confirmed that she checked about 5 references for Accurate Electronics and all were positive.
7. **Joe Branconi made a motion that we approve Accurate Electronics Contract #042109PG and 042109PG2 to repair the current damage to the gates in an amount of approximately \$1500. Seconded by Joe Ficarola. Carried unanimously.**  
The foregoing repair requires the installation of a “clean” entry code database which was supplied by Joe Ficarola and will be inputted by Accurate Electronics under their Contract #042109PG.
8. **Stuart Edelman made a motion that the key lock on the pedestrian entry gate be removed and the gate be fitted with a handle type closure (no lock) and that the gate be spring loaded to close. Seconded by Josephine Picone. Carried unanimously.**
9. At 7:40 p.m. Joe Branconi made a motion to adjourn. Seconded by Joe Ficarola.  
Carried unanimously