

MINUTES
BOARD MEETING
FRUITVILLE PUBLIC LIBRARY
6-16-09

1. The meeting was called to order by President Joe Ficarola at 6:15 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 4-23-09 be waived and they be accepted as written. Josephine Picone seconded the motion. Carried unanimously.**
5. **Joe Branconi made a motion that we accept the Arrow Fence proposal in the amount of \$421 to repair the fence on Niobe and Palmer Glen Blvd. and the repairs be paid from the reserve account. Seconded by Joseph Ficarola. Carried unanimously.**
6. There was a discussion of the following:
 - Status of the Association's relationship with the Gate Doctor – we have a full release
 - Status of closing the gates 24/7 – we are on schedule to close 6-22-09
 - Budget vs. Actual – Ken Smith reviewed the Budget vs. Actual statement for the Board. He discussed the impact on the statement for the timing of certain disbursements (budget reflects 1/12th per month, but some line items like insurance and mulching may only be incurred once or twice a year), and he discussed that the legal fees are running over budget because of the volume of issues related to unpaid assessments. Ken indicated he will also consider certain format changes to clarify the way the information is presented.
 - Status of the Reserve Accounts
 - Collections – all being followed and referred to the Association attorney if necessary.
 - Collections – Jim Unger will provide information regarding foreclosure notice vs. actual foreclosure.
 - Landscaping maintenance and deficiencies and roof cleaning – to be reviewed by Jim Unger and Nora Branconi and letters to go to violators.
 - Speed limit sign – installation of new sign
 - Long Term Plan (5 year plan) revision of 4-18-08 to be modified and discussed further at the next meeting.
7. At 7:40 p.m. Joe Branconi made a motion to adjourn. Seconded by Stuart Edelman. Carried unanimously