

MINUTES
BOARD MEETING
FRUITVILLE PUBLIC LIBRARY
7-8-09

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 6-16-09 be waived and they be accepted as written. Josephine Picone seconded the motion. Carried unanimously.**
5. There was a discussion of the following:
 - Status of closing the gates 24/7 – the closing of the gates 24/7 has been accomplished with minimal problems.
 - Budget vs. Actual – Ken Smith reviewed the Budget vs. Actual statement for the Board. A recommendation was made to change the format of the B vs. A presentation, so that the B vs. A categories “Maintain Foreclosed Lots”, “Reserve for Unpaid Assessments” and “Reserve Expenses” show as a “reserves” and are expensed when and if actually incurred. The goal is to have a new B vs. A format in place by the August Board meeting.
 - Status of the Reserve Accounts
 - Collections – are being followed and referred to the Association attorney if necessary.
 - Landscaping maintenance deficiencies and roof cleaning – letters have gone out to all violators. The Board has established a policy of sending two violation letters and then following a course of action to be suggested by the Association attorney. The preference of the Board is to request that a violator mediate the violation if a violation is not rectified after the second letter.

- Long Term Plan (5 year plan) was discussed and Board members were assigned various categories in accordance with the following:

LONG TERM PLAN	
1. Branconi	Fence a) Restoration b) Extending
2. Smith	Entry walls a) Signage
3. Branconi	Road Paving
4. Picone	Landscaping b) Replacement c) Restoration
5. Edelman	Street signs
6. Edelman	Entry Gates
7. Ficarola	Irrigation pump
8. Ficarola	Entry lighting
9. Smith	Sidewalks

6. At 7:35 p.m. Joe Branconi made a motion to adjourn. Seconded by Stuart Edelman. Carried unanimously