

MINUTES  
BOARD MEETING  
FRUITVILLE PUBLIC LIBRARY  
9-15-08

1. The meeting was called to order by President Joe Branconi at 6:15 PM
2. Proper meeting notice was provided.
3. In attendance were Joe Branconi, Joe Ficarola, Ken Smith, and CAM Jim Unger. A quorum was present.
4. **Joe Ficarola made a motion that the reading of the minutes of the Board Meeting of 6-16-08 be waived and they be accepted as written. Ken Smith seconded the motion. Carried unanimously.**
5. Bjorn Svenson and Alex Bilichuk have moved out of the community and have tendered their resignations as board members.
  - **Joe Ficarola made a motion that Stuart Edelman be appointed to fill the board position vacated by Alex Bilichuk and is to serve in that position until the next election. Seconded by Ken Smith. Carried unanimously.** Stuart Edelman accepted the appointment and was immediately seated as a director.
  - Action to fill the vacancy created by the resignation of Bjorn Svenson was tabled until the next board meeting.
6. The Architectural Review Board (ARB) consisted of three members; Bjorn Svenson, Alex Bilichuk, and Andrew Coles. All three members have moved out of the community, thus it is necessary to reconstitute the ARB. Joe Branconi indicated a desire to chair the ARB. The board including Joe Branconi feels it will be a conflict to hold both the position of President of the Association and Chair of the ARB. The following action was taken by the Board:
  - Joe Branconi resigned as President of the Association but continues as a director.
  - **Joe Branconi made a motion that Joe Ficarola be appointed President of the Association effective at the end of the current meeting. Seconded by Stuart Edelman. Carried unanimously.**
  - **Ken Smith made a motion that Joe Branconi be appointed Chair of the ARB effective immediately and that he recommend two other residents of the community, each of whom will require approval of the Board, to serve as the remaining members of the ARB. Seconded by Stuart Edelman. Carried unanimously.**

7. Joe Ficarola presented an update on the progress with regard to closing our entry gates 24/7. It is anticipated that the closing will be implemented in October, however, Joe presented a strong argument for the necessity of monitoring our entry gates on a continual basis resulting in the following:  
**Joe Ficarola made a motion that we accept the Gate Doctor's quotation 00805020 in an amount not to exceed \$5,000 for additional cameras and full time recording equipment to be funded from the reserve account. Seconded by Stuart Edelman. Carried unanimously.**
8. As a byproduct of the discussion regarding the vehicular entry gates,  
**Stuart Edelman made a motion that we replace the lock on the pedestrian entry gate with an electronic key pad, for an amount not to exceed \$1000, which will be tied into the vehicular entry gate system and is to be funded from the reserve account. Seconded by Ken Smith. Carried unanimously.**
9. **Joe Branconi made a motion that we accept the Service Contract Maintenance Agreement submitted by the Gate Doctor for the period 9-1-08 through 8-31-09 in the amount of \$820 and the Association Manager be authorized to sign it on behalf of the Association. Seconded by Stuart Edelman. Carried unanimously**
10. There was discussion regarding keeping the gates open from 6 a.m. to 9 a.m. and from 4 p.m. 7 p.m. Further discussion was tabled until the next meeting.
11. Ken Smith reported on our financial condition and indicated that the community is on track with regard to expenditures versus budget.
12. There was a discussion by Teresa Akin and Sherri Pape regarding the rezoning of the property immediately to the east of Palmer Glenn
13. The meeting was adjourned at 7:55 PM. Motion by Joe Ficarola, seconded by Stuart Edelman; carried unanimously.
14. The next meeting will be on October 15, 2008 at the Fruitville Public Library at 6:15 p.m.