

Unapproved- Meeting Minutes

March 7, 2012

I. Meeting called to order

Bob Rhinehart called the meeting to order at 6:05 p.m. 415 644 Capital Circle office of Executive Management Services, the location specified in the notice of meeting.

1. Determination of a Quorum

Board of directors in attendance; Russ Sobczak, Michael Loporta (via-phone conference), Lenny Simon (via-phone conference), Marty Yount (via-phone conference)
Owners in attendance; Linda Leinbeck #505
Also in attendance were; Sharla Harvey

II. Confirmation of Proper Meeting Notice

Bob Rhinehart announced that the notice for this meeting was properly posted in accordance with the bylaws and statutory requirements.

III. Reading & Approval of Minutes from Previous Meeting

Motion by Michael Loporta and seconded by Marty Yount to approve the unapproved minutes from 11/2/11; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

IV. Financials

- A. Motion was made by Russ Sobczak and seconded by Lenny Simon to approve the financials; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.
- B. Motion was made by Russ Sobczak and seconded by Lenny Simon to approve the 2012 proposed budget; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote

V. New Business

- A. Annual meeting is scheduled for a second attempt; due to lack of quorum required in attendance was 17; only 5 in attendance. 2nd attempt will only require ½ of the majority for require quorum.
- B. Board request management to obtain market analysis of sales in the association.
- C. Board request we put out insurance to market, as the policy is up for renew.
- D. Motion was made by Michael Loporta and seconded by Russ Sobczak to approve the of bid from B&T fencing for the cost of \$6550.00 (8ft chain link fence). All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote
- E. Russ stated he would obtain a written quote, for repairs on exterior doors \$100.00 per door. Management would obtain other bids as well.
- F. Mrs Leinbeck #505, explained her dues payment situation and has made a payment of \$2025.00 which has paid the account to date.

Motion to adjourn meeting by Russ Sobczak and seconded by Lenny Simon at 6:45 pm.

Chase's Run
Board of Directors
04.02.12
Minutes

Unapproved- Meeting Minutes

April 2, 2012

I. Annual meeting called to order

Bob Rhinehart called the meeting to order at 6:07 p.m. 644 Capital Circle office of Executive Management Services, the location specified in the notice of meeting.

1. Determination of a Quorum

Owners in attendance via-phone conference; Mike Loporta, and Lenny Simon.

Owners in attendance: Russ Sobczak

Owners by Proxy: Jacqueline Palmer, Thomas Cooper, Rufus Dowell, John Johnson, Maureen Guarino, Hyatt Cherry Partnership

Also in attendance were; Sharla Harvey

II. Confirmation of Proper Meeting Notice

Bob Rhinehart announced that the notice for this meeting was properly posted in accordance with the bylaws and statutory requirements.

III. Reading & Approval of Minutes from Previous Meeting

Motion by Michael Loporta and seconded by Russ Sobczak to approve the unapproved minutes from 11/2/11; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

IV. Financials

Motion by Michael Loporta and seconded by Russ Sobczak to approve the financials; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

- A. Board directed management to move forward with the erection of the fence previously approved to be built.
- B. Board requests a breakdown of the trash removal for the month of February.
- C. Board requests the balance sheet to reflect to current as well as the current month.

V. New Business

Motion by Lenny Simon and seconded by Mike Loporta to approve the expence of mulching of the beds with cypress mulch for \$1500.00. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

Motion by Russ Sobczak and seconded by Mike Loporta to approve cleaning the gutters and roof for \$430.00. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

Next meeting to be scheduled 1st or 2nd week of October

Motion to adjourn meeting by Russ Sobczak and seconded by Lenny Simon at 6:36 pm.

Chase's Run
Board of Directors
11.01.12
Minutes

Unapproved- Meeting Minutes

11.01, 2012

I. Meeting called to order

Sharla Harvey called the meeting to order at 6:03 p.m. 644 Capital Circle office of Executive Management Services, the location specified in the notice of meeting.

1. Determination of a Quorum

Board members in attendance via-phone conference; Russ Sobczak, Lenny Simon and Danielle Sobczak

Owners in attendance : Lindsey Scott (505)

Also in attendance were; Sharla Harvey

II. Confirmation of Proper Meeting Notice

Sharla Harvey announced that the notice for this meeting was properly posted in accordance with the bylaws and statutory requirements.

III. Reading & Approval of Minutes from Previous Meeting

Motion by Russ Sobczak and seconded by Lenny Simon to approve the unapproved minutes from 11/2/11; with noted changes. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

IV. Financials

Motion by Lenny Simon and seconded by Russ Sobczak to approve the financials; no changes noted. All in the affirmative answered by saying aye, all opposed nay, and motion carried by unanimous vote.

- A. Board directs management to send out procedure for compactor, having issues with people using it incorrectly
- B. Board ask for a breakdown of the reserves
- C. Board ask for more info on the Insurance study

V. New Business

- A. Board directs management to send out procedure for compactor, having issues with people using it incorrectly
- B. Board stated that their had been a number of burglaries in the neighborhood and wanted to be high alert

Annual meeting scheduled for April 9, 2013

Motion to adjourn meeting by Russ Sobczak and seconded by Lenny Simon at 6:36 pm.