

**GLEN MASTER
BOARD OF DIRECTORS ANNUAL & REGULAR MEETING
MINUTES
Wednesday, March 23, 2011 – 7:00pm
Hampton's Clubhouse**

President Marc Goldberg called the meeting to order at 7:00 p.m. In addition to Mr. Goldberg the following Directors were present: Eileen Lustig, AJ Eljallad, Ruth Kling and Jeri Klempler,

Absent: None

Management: Lou Brawer

Mr. Goldberg thanked everyone for attending. Mr. Goldberg said that he will hold off on his remarks till later in the meeting.

Mr. Goldberg asked if a quorum was present so that the Annual Meeting and Election could be held. Mr. Brawer reported that there was not a quorum. The current Board members will therefore continue in office and the Board will move immediately into their Regular meeting.

APPROVAL OF THE MINUTES

Mr. Goldberg asked for a **MOTION** to approve the Minutes from the meeting held on November 11, 2010. A **MOTION** was made by Mr. Eljallad and seconded by Ms. Kling to approve the Minutes of November 11, 2010 as presented. **MOTION PASSED 5 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer reviewed the financial report for the Glen Master. The following categories are currently over budget:

Electric – due to cold weather and shorter daylight hours

As a whole the Association is \$1,484.30 under budget.

Reserves are currently at \$114,757.71

Mr. Brawer was asked to get a general idea of the cost of paving all of Glenmore Drive. He said that the Master Association is currently completing a Reserve Study and once that is received a cost of paving can be determined.

PROPERTY MANAGERS REPORT

The following issues were covered in Mr. Brawer's report:

- 1.) Master Association reserve study should be completed and presented by the end of April.
- 2.) Dyna Serv has started as the new landscaper and so far seems to be doing well.
- 3.) It was promised that the fence around the pool area especially near the bathrooms will be painted prior to the community party on April 10th.
- 4.) The wall along Lakeview Drive will also be cleaned. Quotes were received from Hartzell painting and this will be discussed at the Eagle Creek meeting. The Eagle Trace staff however will pressure clean the wall behind the clubhouse before the party.
- 5.) Mr. Brawer presented a proposal from Dyna Serv Landscaping for the annual maintenance of all the common areas of the community. The proposal, in accepted, will result in a \$4,212.00 savings over the amount currently being charged by 5th Avenue. Mr. Goldberg presented the Board with the reasons why Mr. Brawer was asked to obtain this proposal. Audience members voiced opinions both for and against this proposal. Mrs. Christine Wallach asked that Mr. Goldberg not vote on this issue since there was a rumor that he would be resigning shortly. A **MOTION** was made by Mr. Eljallad and seconded by Mrs. Kling to accept the proposal from Dyna Serv Landscaping and the give 5th Avenue Landscaping their thirty day notice on April 1, 2011. **MOTION PASSED 5 YES and 0 NO.** A meeting will be set up with Dyna Serv to finalize a contract within the next several weeks. Mrs. Lustig and Mr. Eljallad will be included.

PRESIDENT'S REMARKS

Mr. Goldberg announced that he will resign from the Board effective immediately. He thanked everyone for their help and support during his tenure and said how much he enjoyed serving the community. He urged all Board members to become familiar with the Homeowners documents. Finally he said that while he does not believe in lowering fees he urged all Board members to continue to work on keeping costs as low as possible so that the Hamptons continues to be an affordable place to live.

After Mr. Goldberg's comments Board members had an opportunity to thank Mr. Goldberg for his services. Mr. Brawer presented Mr. Goldberg with a plaque on behalf of the entire community.

NEW BUSINESS

Mr. Eljallad as Vice President took over the running of the meeting at this point and asked Mrs. Wites if she was interested in filling the now vacant seat. She declined stating that at the present time her plate was too full. Mr. Leon Rostkowski was then asked if he was

interested and agreed to serve if there were no other interested parties.

At this time Mr. Eljallad asked for a **MOTION** to appoint Mr. Rostkowski to the Board.

Mrs. Christine Wallach asked the Board why she was not asked as she was a candidate on the ballot. A heated discussion between Mrs. Wallach and the Board was held and after it was completed Mrs. Wallach left the room and the meeting continued.

A **MOTION** was made by Mr. Eljallad and seconded by Mrs. Kling to appoint Mr. Leon Rostkowski to fill the vacant seat on the Glen Master Board of Directors. **MOTION PASSED 4 YES and 0 NO.** Mr. Rostkowski joined the other Board members at the head table.

A **MOTION** was made by Mrs. Klempner and seconded by Mr. Rostkowski to elect the following officers:

AJ Eljallad – President
Ruth Kling – Vice President
Jeri Klempner – Secretary
Leon Rostkowski – Treasurer

MOTION PASSED 5 YES and 0 NO.

Marian Frey gave a report on the party that is scheduled for Sunday, April 10th from 4:00pm till 7:00pm. Currently 26 people have signed up. Another telephone call will go out next week and by Monday, April 4th a final decision will be made whether to have the party or not.

AUDIENCE COMMENT

There were no comments from the audience.

ADJOURNMENT

The meeting was adjourned at 8:10pm.

The next meeting date and time will be announced via signs and a telephone message.

Respectfully submitted,

Louis Brawer
Association Manager