

**GLEN MASTER
BOARD OF DIRECTORS REGULAR MEETING
MINUTES
Thursday, August 26, 2010 – 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: Jeri Klempner, Ruth Kling, Eileen Lustig, and AJ Eljallad.

Absent: None

Management: Lou Brawer

Mr. Goldberg thanked everyone for attending.

Mr. Goldberg did not have any opening remarks

APPROVAL OF THE MINUTES

Mr. Goldberg asked for a Motion to approve the Minutes from the March 25, 2010 Regular Meeting as well as the Special Meetings held on April 29, 2010 and June 2, 2010. A **MOTION** was made by Mr. Eljallad and seconded by Ms. Kling to approve the above mentioned Minutes. **MOTION PASSED 5 YES and 0 NO.**

FINANCIAL REPORT

Mr. Brawer reviewed the Financial Report for July, 2010:

Currently the Association is \$2133.33 under budget

Areas discussed included:

Landscaping Improvements

Pool and Spa Repairs including three leaks which have been repaired

Taxes – Includes the taxes paid for the roads and the turn over from the Developer

Water – Credit for water lost due to pool leaks will be issued this month

Reserves currently stand at \$49,989.86

PROPERTY MANAGERS REPORT

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

- 1.) Mr. Brawer reported that the following are the options for the repair or replacement to the broken water fountain at the clubhouse:
 - a. Repair of current fountain - \$500
 - b. Replacement with single height unit - \$800
 - c. Replacement with double height unit - \$1600

A **MOTION** was made by Ms. Klempner and seconded by Ms. Lustig to approve the purchase of a single height unit for \$800. **MOTION PASSED 5 YES and 0 NO.**

- 2.) Mr. Brawer reported that the air conditioning unit in the clubhouse broke down and it was repaired at a cost of \$415. The repair was caused by a capacitor that failed and included a starter booster that was recommended due to the age of the compressor.
- 3.) As reported earlier all repairs to the pool have been completed and the credit from CSID will be issued this month.
- 4.) Mr. Brawer reported that the issues of weeds on the cul-de-sacs were reviewed by both 5th Avenue Landscaping and UPC Pest Control. 5th Avenue Landscaping sent immediately sent in a crew to check all areas of the community and UPC sprayed all beds even though it is not part of their contract.

NEW BUSINESS AND AUDIENCE COMMENTS

- 1.) Mr. Goldberg announced that Jackie Eljallad was appointed as chair of the ARC Committee. She will be the contact person for all landscaping and improvement to homes.
- 2.) Mr. Brawer announced that 5th Avenue told the community that their prices for 2011 will remain the same as 2010.
- 3.) Mr. Eljallad asked if it was necessary to bid out the landscaping contract. Mr. Goldberg suggested that we wait until the Master Association makes a decision on landscaping. He spoke with Mr. Berk, President of the Master Association, concerning the possibility of piggy backing on their contract if they make a change.
- 4.) Mr. Patel asked for the Board's help with residents who don't pick up after their dogs. It was suggested that he report to the Management Office any residents that he sees and a letter will immediately be sent out.

ADJOURNMENT

The meeting was adjourned at 7:40pm.

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

Respectfully submitted,

Louis Brawer
Association Manager