

**GLEN MASTER
BOARD OF DIRECTORS REGULAR & BUDGET MEETING
MINUTES
Monday, November 7, 2011 – 7:00pm
Hampton's Clubhouse**

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

Absent: Jeri Klempner

Management: Lou Brawer

Mr. Eljallad thanked everyone for attending. He announced to the Board and the audience that it was necessary for the community to purchase flood insurance on the clubhouse property as a result of a sale in the Glen Condo. The bank was requiring this as a condition of the mortgage. Finally Mr. Eljallad thanked Eileen Lustig and Jacki Eljallad for their work on the front landscaping. Everyone seemed to be happy with the final results.

APPROVAL OF THE MINUTES

Mr. Eljallad asked for a **MOTION** to approve the Minutes from the meeting held on August 17, 2011. A **MOTION** was made by Mrs. Lustig and seconded by Mrs. Kling to approve the Minutes as presented. **MOTION PASSED 4 YES and 0 NO.**

FINANCIAL REPORT

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

- Accounting Services
- Rodent Control
- Landscape Improvements
- Pool and Spa Maintenance

As a whole the Association is still \$2,903.65 under budget.

Reserves are currently at \$124,228.11

2012 OPERATING BUDGET

Mr. Brawer presented the Proposed 2012 Operating Budget. The following line items were reduced from 2011:

Lawn Service Contract	\$3,444.00
Electric Repairs	\$500.00
Clubhouse Repairs	\$500.00
General Maintenance	\$100.00
Landscape Replacements	\$2,000.00
Water	\$1,000.00
Unallocated Reserves	\$7,170.00

The following line items were increased:

Fertilization & Pest	\$2,220.00 (to include rodent control)
Pool Maintenance	\$1,000.00
Social Activities	\$1,000.00
Electric	\$2,000.00

The 2012 budget will increase by \$5,846.00 over 2011.

Mr. Braver discussed the impact on both Eagle Creek and the Glen Condos. Both Associations were able to absorb the increase without having to raise their assessments.

Mr. Eljallad and the Board answered questions from the audience in regards to the budget. No changes were suggested or made as a result of audience comments.

There was a discussion concerning the renovation of the clubhouse interior. It was announced that this project will be done in early 2012 and will be paid for from the Unallocated Reserve Account. That was the reason for the proposed increase.

There was also a discussion about the condition of the tennis courts and the Board was asked when this project will be looked at. Mr. Braver was asked to get proposals for this and if there is adequate money in the Tennis Court Reserve account the project will be done in 2012.

Mr. Eljallad announced that additional money was placed in the budget for social activities in hopes that additional events will be held throughout the year.

Finally there was a discussion about the foreclosure situation and its impact on the Glen Master.

A **MOTION** was made by Mrs. Kling and seconded by Mrs. Lustig to approve the 2012 Operating Budget as presented. **MOTION PASSED 4 YES and 0 NO.**

NEW BUSINESS

Mr. Eljallad read the following proposed clubhouse use policy:

**GLEN MASTER
CLUBHOUSE USE POLICY**

Effective January 1, 2012 all residents using the Hampton's clubhouse will be required to pay a rental fee of \$50.00 per use and leave a \$250.00 refundable damage deposit. The only use of the clubhouse that will not incur a rental charge will be events sponsored by the Glen Master, Eagle Creek, or Glen Condo Boards of Directors including meetings for other Associations within Eagle Trace with the approval of the President of the Glen Master.

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After some discussion it was decided that the only change would be to add the hours that the clubhouse may be used. This will be until 10:00pm each evening.

A **MOTION** was made by Mrs. Kling and seconded by Mrs. Lustig to approve the Clubhouse Use Policy as presented with the addition of the clubhouse hours. **MOTION PASSED 4 YES and 0 NO.**

A copy of the policy will be mailed out to all residents with their payment coupons and 2012 budget.

Mr. Eljallad asked for volunteers to form a new Social Committee. In addition to volunteers select people will be approached and asked to join the committee.

ADJOURNMENT

The meeting was adjourned at 7:37pm.

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

Respectfully submitted,

Louis Brawer
Association Manager