

**GLEN MASTER  
BOARD OF DIRECTORS REGULAR & BUDGET MEETING  
MINUTES  
Thursday, November 11, 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: Eileen Lustig, AJ Eljallad, Ruth Kling and Jeri Klempner,

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.

#### **APPROVAL OF THE MINUTES**

Mr. Goldberg asked for a **MOTION** to approve the Minutes from the meeting held on August 26, 2010. A **MOTION** was made by Mr. Eljallad and seconded by Ms. Lustig to approve the Minutes of August 26, 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:

- Accounting – Will zero out by the end of the year
- Fertilization and Pest Control – Will zero out by the end of the year
- Legal – Includes an opinion letter on the allocation of dues that was requested during last year's budget process
- Building Repairs – includes the repair to the A/C unit and the purchase and installation of the new water fountain
- Deck Maintenance – includes the painting of the front of the clubhouse and the walkway to the bathrooms
- Electrical Repairs – includes the labor and materials needed to run new wires to the street lights under Glenmore Drive to replace those that were originally installed inside the sewer pipe
- Pool & Spa – includes the two leak repairs and the repair to the spa heater
- Taxes – includes 2003 property tax bill
- Water – additional water lost due to pool leaks

As a whole the Association is still \$425.71 under budget.

Reserves are currently at \$111,130.48

## 2011 OPERATING BUDGET

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

Rodent Control	\$800.00
Insurance	\$2400.00
Lic. & Permits	\$150.00
Janitorial	\$150.00
Median Grass	\$500.00
Irrigation Maintenance	\$200.00
Electric	\$2000.00
Roof Reserves	\$937.00
Tennis Court Reserves	\$2125.00

The following line items were increased:

Fertilization & Pest	\$600.00 (to include rodent control)
Electric Repairs	\$500.00
Pool Maintenance	\$1400.00
General Maintenance	\$500.00
Landscape Replace	\$900.00 (includes median grass)
Social Activities	\$500.00
Unallocated Reserves	\$4862.00

The 2011 budget will stay the same as the 2010 budget

Mr. Goldberg made a suggestion that the number of grass cuttings in the landscape contract be reduced by 2 (one each in July and August) which will result in a savings of \$768.00. The budget will not however change to reflect this savings.

Mr. Brawer informed the Board that adding in either one of these cuts at a later time will cost the Association \$500. 5<sup>th</sup> Avenue Landscaping will

A **MOTION** was made by Mr. Eljallad and seconded by Mrs. Kling to reduce the landscaping contract by two cuts resulting in a savings of \$768.00. **MOTION PASSED 4 YES and 1 NO.**

A **MOTION** was made by Ms. Klempner and seconded by Mr. Eljallad to approve the 2011 Operating Budget as presented. **MOTION PASSED 5 YES and 0 NO.**

## PROPERTY MANAGERS REPORT

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

- 1.) The Board was informed that the Master Association is seeking landscaping bids at this time. No decision on the landscaping contract will be made until at least the December Board meeting.

## **NEW BUSINESS**

Mr. Goldberg asked everyone their feelings about allowing non Hampton's Glen Condo residents to rent out the clubhouse. He informed the Board that a request was received and approved for an Eagle Landing resident for a 90<sup>th</sup> birthday party. After some discussion it was felt that renting to non residents was not in the best interest of the residents and therefore would not be allowed. The one party mentioned above will be allowed to go on since a verbal approval was already given.

There was a discussion of having a community party sometime in the early part of next year. A tentative date of April 9<sup>th</sup> was set and Mr. Brawer and Mrs. Frey will start working on this.

Mr. Brawer and Mrs. Frey were thanked for all their hard work throughout the year.

## **AUDIENCE COMMENT**

There were no comments from the audience.

## **ADJOURNMENT**

The meeting was adjourned at 7:50pm.

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

Respectfully submitted,

Louis Brawer  
Association Manager